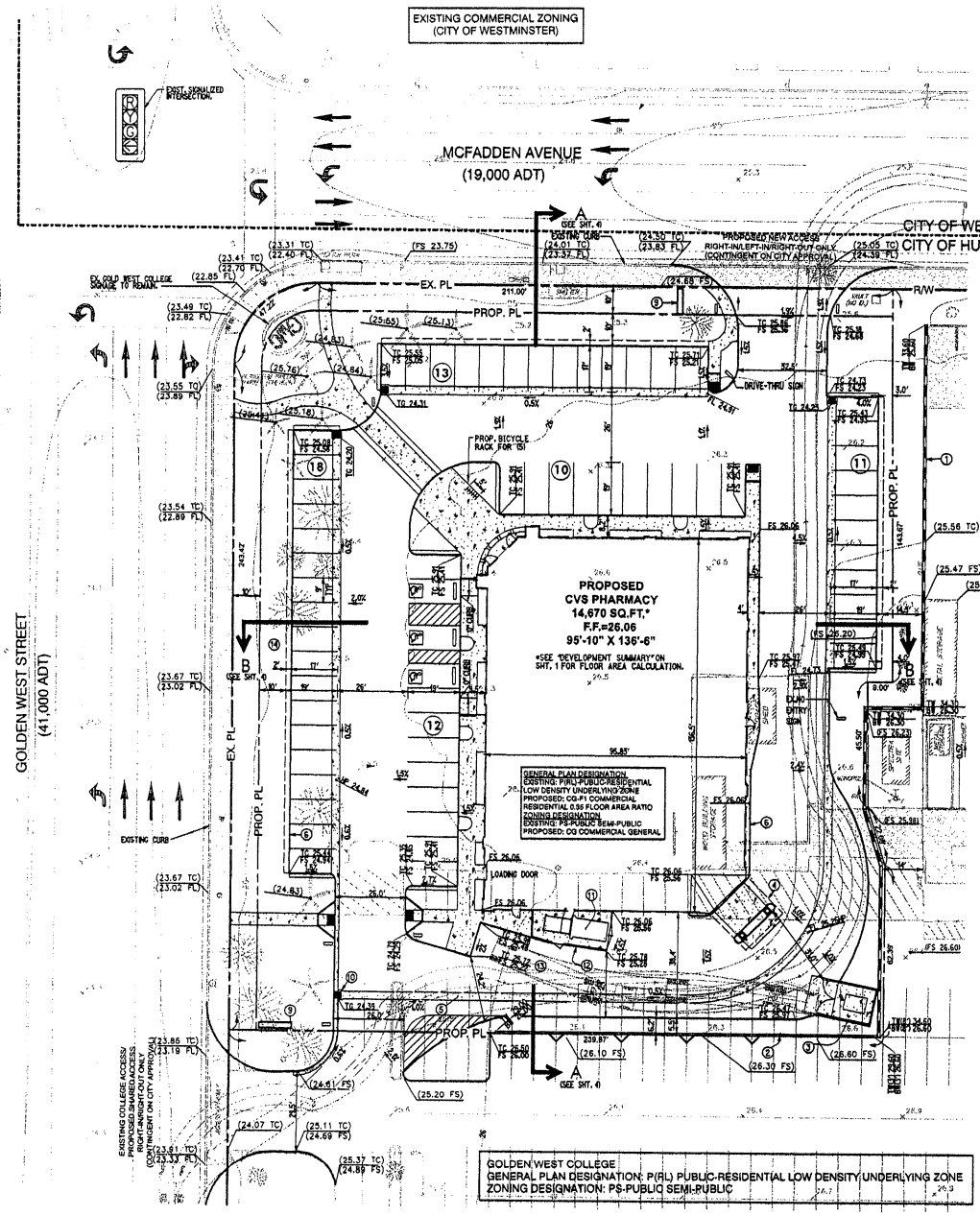
ATTACHMENT NO. 1135



KEYNOTES:

1. PROPOSED 8' SCREENWALL
2. PROPOSED 3' SCREENWALL
3. PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
4. PROPOSED DRIVETHRU WITH OVERHANG
5. PROPOSED RIBBON GUTTER (TYP)
6. PROPOSED 6" CONCRETE CURB (TYP)
7. PROPOSED 1½" DOMESTIC SERVICE METER & BACKFLOW DEVICE PER CITY STDS.
8. PROPOSED FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY PER CITY STDS. (LOCATE OUT OF FRONT YARD & SCREEN PER CITY STDS.)
9. PROPOSED CVS MONUMENT SIGN (TYP)
10. PROPOSED CATCH BASIN WITH FILTER INSERTS PER WQMP
11. PROPOSED TRASH COMPACTOR
12. PROPOSED 6' COMPACTOR SCREENWALL
13. PROPOSED LOADING AREA
14. SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION

GRAPHIC SCALE 1"= 20'

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
San Diego · Riverside · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

J-1547BA

Prepared By:
Name: RICK ENGINEERING COMPANY
Address: 5620 FRIARS RD.
SAN DIEGO, CA. 92110
Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA

Project Name: CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title: PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	08-15-08
Revision 2:	03-12-08
Revision 1:	03-28-08
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Sheet	3 of 9
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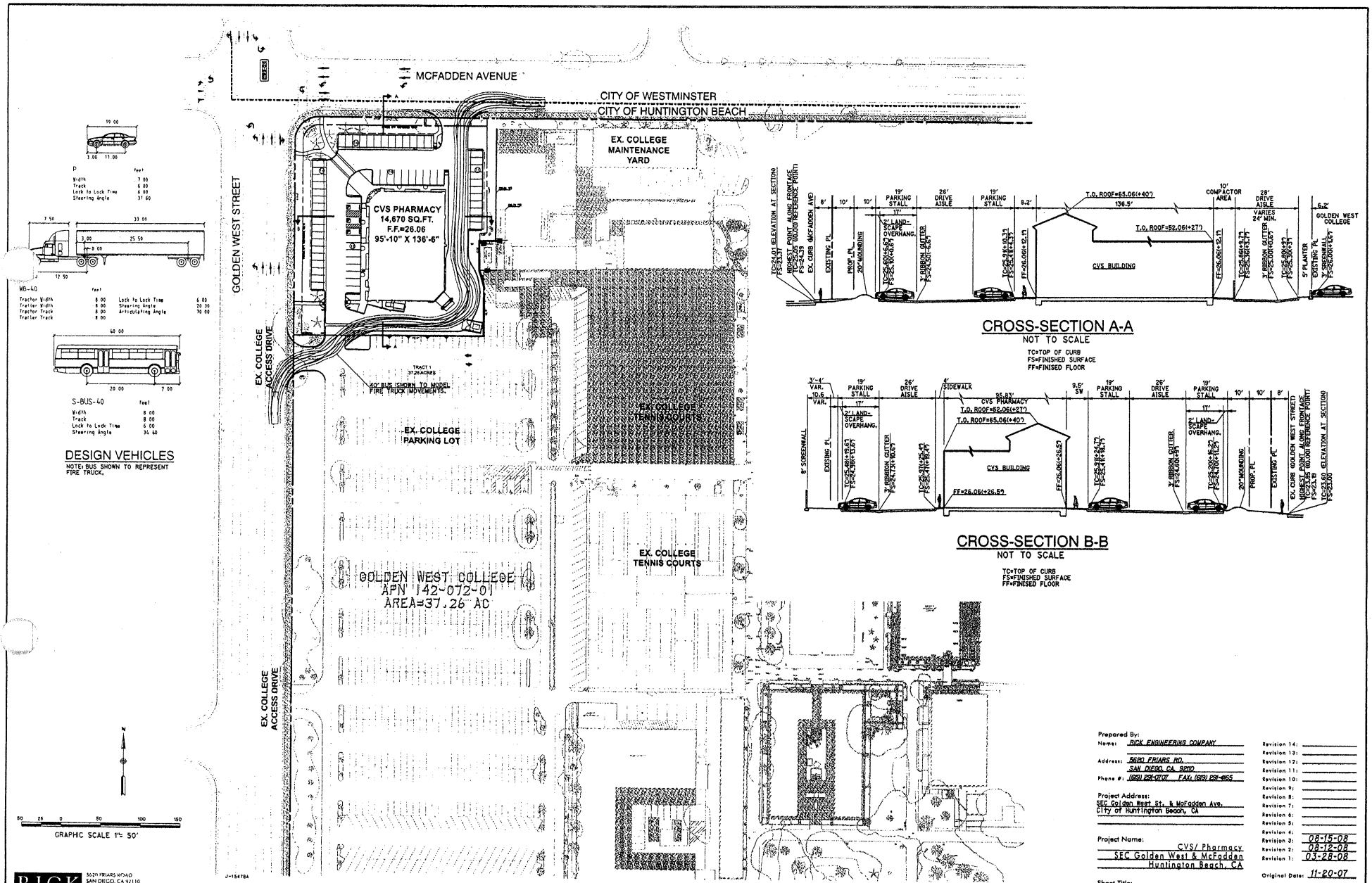
J# 1547BA

ATTACHMENT NO. 11.36



DESIGN VEHICLES

NOTE: BUS SHOWN TO REPRESENT FIRE TRUCK.

CROSS-SECTION A-A

NOT TO SCALE

TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR

CROSS-SECTION B-B

NOT TO SCALE

TC=TOP OF CURB
FS=FINISHED SURFACE
FF=FINISED FLOOR

RICK ENGINEERING COMPANY
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J-1547BA

Prepared By:
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Address: 5620 FRIARS RD.
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Phone #: (619) 291-0707 FAX: (619) 291-4165

Project Address:
SEC Golden West St. & McFadden Ave.
City of Huntington Beach, CA

Project Name:
CVS/ Pharmacy
SEC Golden West & McFadden
Huntington Beach, CA

Sheet Title:
ADJACENT CONDITIONS /CROSS-SECTIONS

Revision 14:	
Revision 13:	
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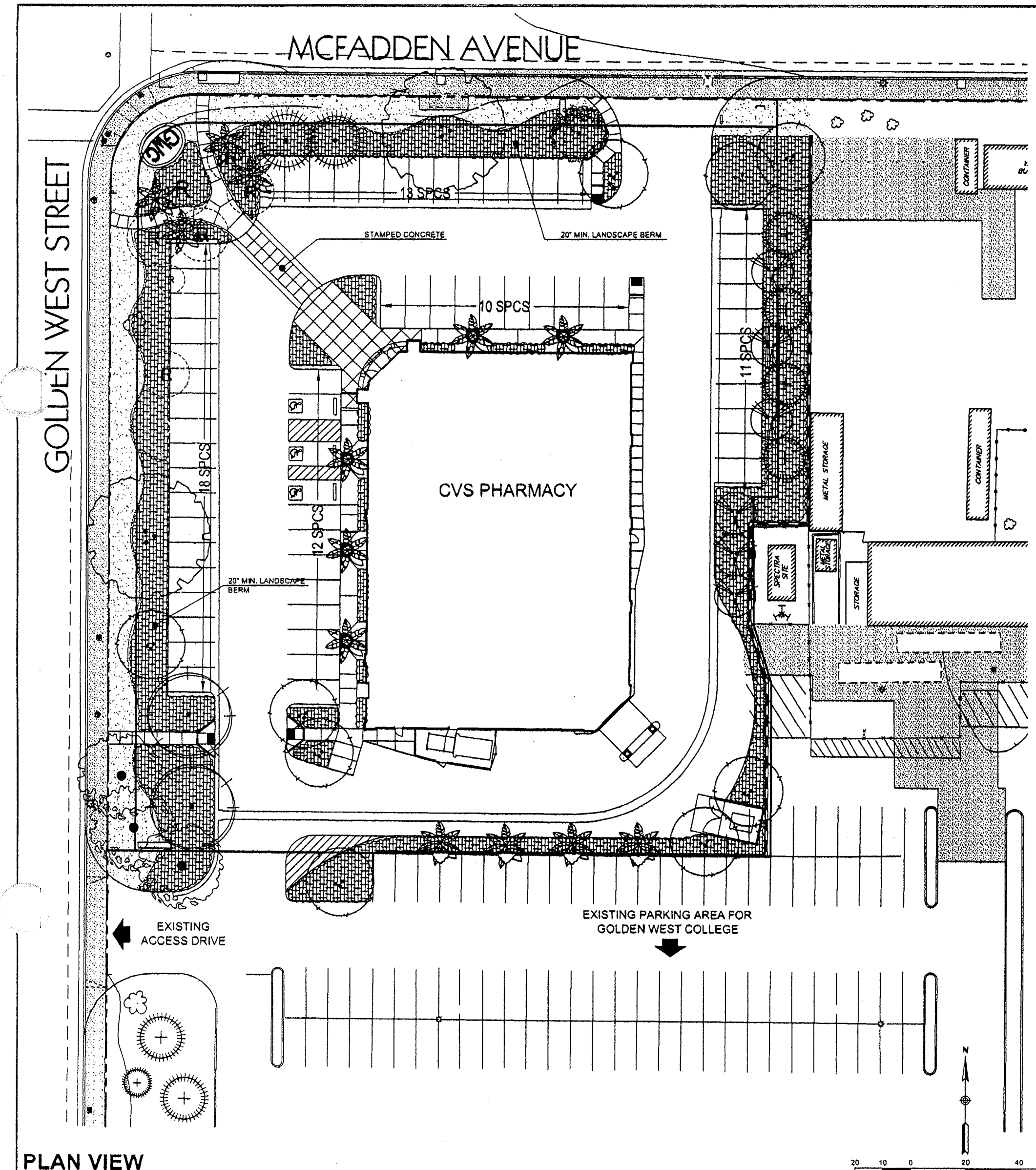
JP 1547BA



PLAN VIEW

RICK ENGINEERING COMPANY
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5620 FRIARS ROAD
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(FAX)619.291.4165
rickengineering.com
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J-15478A

EXISTING PLANT MATERIAL TO BE PRESERVED:

EXISTING TREES TO BE PRESERVED IN PLACE (9 TOTAL) SUCH AS:

EUCALYPTUS CITRIODORA / LEMON SCENTED GUM (3 TOTAL)

PINUS CANARIENSIS / CANARY ISLAND PINE (2 TOTAL)

PINUS HALEPENSIS / ALEPPO PINE (2 TOTAL)

PITTOSPORUM UNDULATUM / VICTORIAN BOX (1 TOTAL)

SIZE AND SPECIES UNKOWN (1) TOTAL

EXISTING TREES TO BE RELOCATED (7 TOTAL)

R — PINUS CANARIENSIS / CANARY ISLAND PINE

PROPOSED PLANT MATERIAL:

PALM TREES SUCH AS (15' BTH MIN.):
WASHINGTONIA HYBRID / HYBRID FAN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.) SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

SHRUBS AND GROUNDCOVER SUCH AS:
CEANOTHUS 'DARK STAR' / CEANOTHUS
PHORMIUM 'MAORI CHIEF' / NEW ZEALAND FLAX
MISCANTHUS OCCIDENTALIS 'ZEBRINUS' / ZEBRA GRASS
ANIGOZANTHOS 'RED JUMPER' / KANGAROO PAW
CAREX DIVULSA / BERKELEY SEDGE
HELICHRYSUM THIANSCHANCUM / LICORICE PLANT
LAVANDULA 'GOODWIN CREEK GRAY' / LAVENDER
LEYMUS 'CANYON PRINCE' / WILD RYE
PENNISETUM MESSIACUM / RED BUNNY TAILS

LAWN AREAS SUCH AS:
MARATHON III / SOD
BUFFALO GRASS

VINE PLANTINGS
FICUS REPENS / CREEPING FIG
(GROWING ON (3') WALL)

SITE CALCULTIONS:
(65) SPACES REQUIRED
(64) PARKING SPACES PROVIDED

LANDSCAPE AREA REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (A1)
A MINIMUM OF 8% OF THE TOTAL NET SITE AREA SHALL BE LANDSCAPED.

TOTAL SITE AREA = 67,675± SQ. FT.

REQUIRED LANDSCAPE AREA = 5,414 SQ.FT
PROVIDED LANDSCAPE AREA = 9,785 SQ.FT.

STREET TREE REQUIREMENT:
PER H.B. ZONING ORDINANCE 232.08 (B4)
NUMBER OF REQUIRED STREET TREES EQUALS (1) TREE EVERY 45' OF STREET FRONTAGE.

STREET FRONTAGE FOR SITE = 555 L.F.

REQUIRED # OF STREET TREES = 12.33 (13)
STREET TREES PROVIDED = 15
(9) EXISTING TREES
(6) NEWLY PLANTED TREES – SEE PLANS

MITIGATION REQUIREMENT:
EXISTING TREES TO BE REMOVED SHALL BE REPLACED AT A MINIMUM RATE OF [2:1] W/ 36" BOX TREES.

EXISTING TREES TO BE REMOVED = 6

REPLACEMENT TREES REQUIRED BY MITIGATION REQ. = 12

REPLACEMENT TREES PROVIDED
ON-SITE = 28
OFF-SITE = 2

GENERAL NOTES;

LANDSCAPE:

THE LANDSCAPE CONCEPT PLAN WILL INCORPORATE THE CITY OF HUNTINGTON BEACH'S LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS.

1. ALL GRADED SLOPES SHALL BE PLANTED WITH TREES, SHRUBS, AND GROUND-COVERS OR COVERED W/ ROCK AGGREGATE. GROUND-COVERS SHALL BE PERMANENT SPECIES PLANTED FROM LINERS OR FLATS AT 12" O.C.

2. TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH SITE AESTHETICS AND OFF-SITE SCREENING REQUIREMENTS.

3. ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDIDTIONS PER SOIL REPORT.

4. ALL EXPOSED PLANTING AREAS WILL RECEIVE 2"-4" OF MULCH TO RETAIN SOIL MOISTURE, MAINTAIN COOLER SOIL TEMPS., AND MINIMIZE WEED GERMINATION.

5. ROOT BARRIER SHALL BE APPLIED ON ALL PLANTING BEDS ADJACENT TO HARDSCAPE AREAS.

6. ALL TREES TO BE PLANTED IN A MIN. 46" SQ. PLANTING AREA.

IRRIGATION:

1. TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.

3. PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES TO SITE-SPECIFIC INFILTRATION RATES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE THROUGHOUT THE YEAR.

4. ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.

MAINTENANCE:

ALL LANDSCAPE AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

ARBORIST REPORT:

ON OCTOBER 4TH, 2007, AN ARBORIST REPORT WAS CONDUCTED TO DETERMINE THE FEASABILITY OF PRESERVING THE EXISTING TREES. AT THAT TIME IT WAS DETERMINED THAT (8) OF THE EXISTING TREES COULD BE PRESERVED. THE SITE LAYOUT HAS SINCE BEEN REVISED TO PRESERVE MORE TREES. THOSE REVISIONS INCLUDED MOVING THE *PROPOSED* SOUTH ENTRANCE BACK TO THE EXISTING ENTRANCE FOR THE COLLEGE, REDUCING SOME CURB LINES TO ALLOW FOR FIRE AND DELIVERY TRUCKS, AND REMOVING SOME PROPOSED PLANTING ISLANDS THAT THE ARBORIST DETERMINED TO BE INEFFECTIVE IN PRESERVING THE EXISTING TREES. THE SITE LAYOUT WILL NOW PRESERVE (16) TREES BY LEAVING (9) IN PLACE, RELOCATING (4) ON-SITE AND ANOTHER (3) SOUTH TO THE COLLEGE.

Prepared By:
Name: RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION
Address: 5620 FRIARS RD.
SAN DIEGO, CA 92110
Phone #: PH: (619) 291-0707
FAX: (619) 291-4165

Project Address:
SEC Golden West St. & McFadden St.
City of Huntington Beach CA

Project Name: CVS/ Pharmacy
SEC Golden West St. & McFadden St.
City of Huntington Beach CA

Sheet Title: LANDSCAPE CONCEPT PLAN

LICENSED LANDSCAPE ARCHITECT · James C. Kuhlken · 2261 · STATE OF CALIFORNIA

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
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Revision 4:
Revision 3: 8/13/08
Revision 2: 6/12/08
Revision 1: 3/28/08

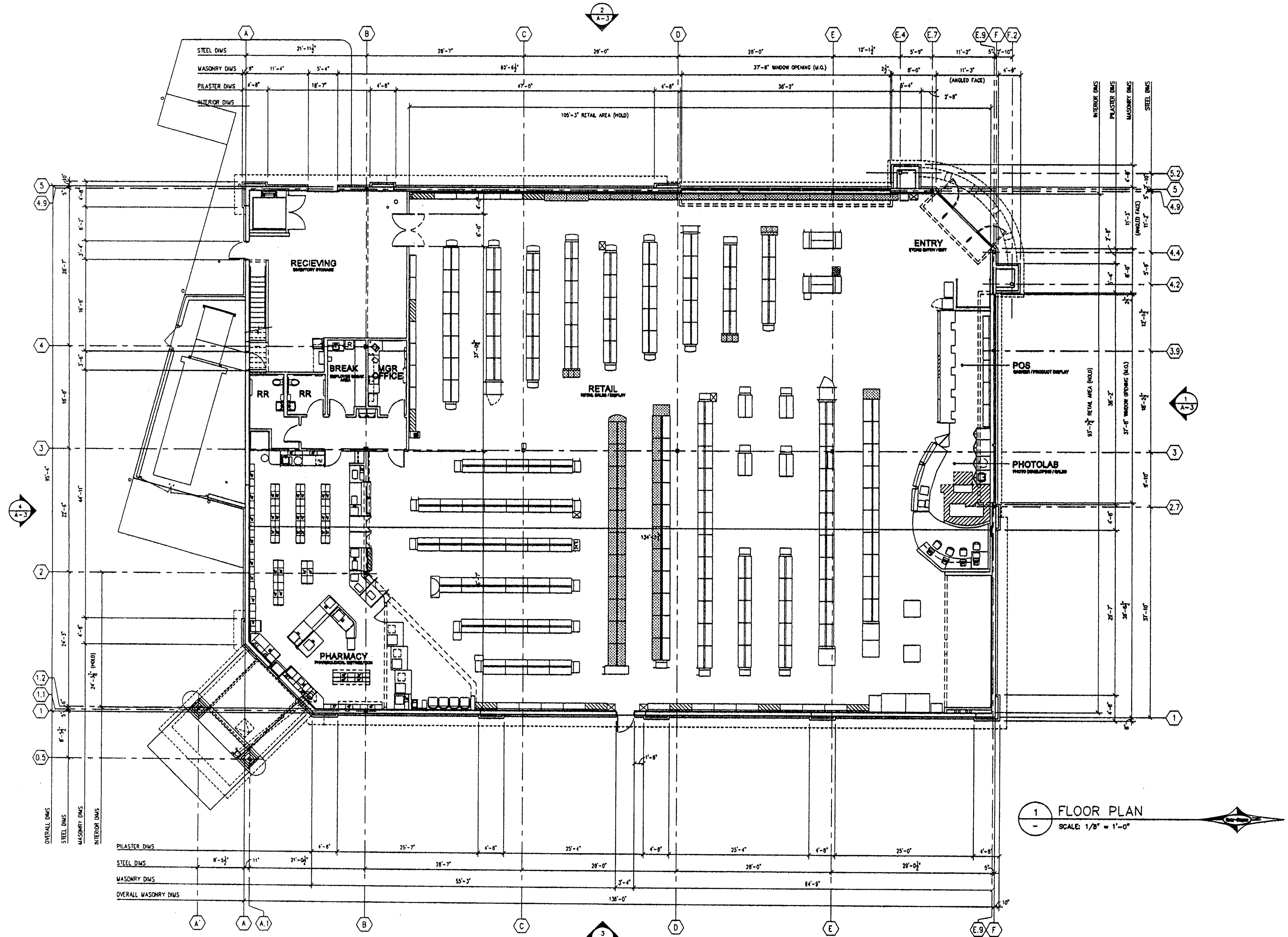
Original Date: 11-12-07

Sheet 5 of 9

DEP #

J-15478A

ATTACHMENT NO. 11.37



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Carter::Burgess
Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services
CARTER & BURGESS, INC.
101 N. FIRST AVE
SUITE 3100
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

SEAL:

CVS/ pharmacy

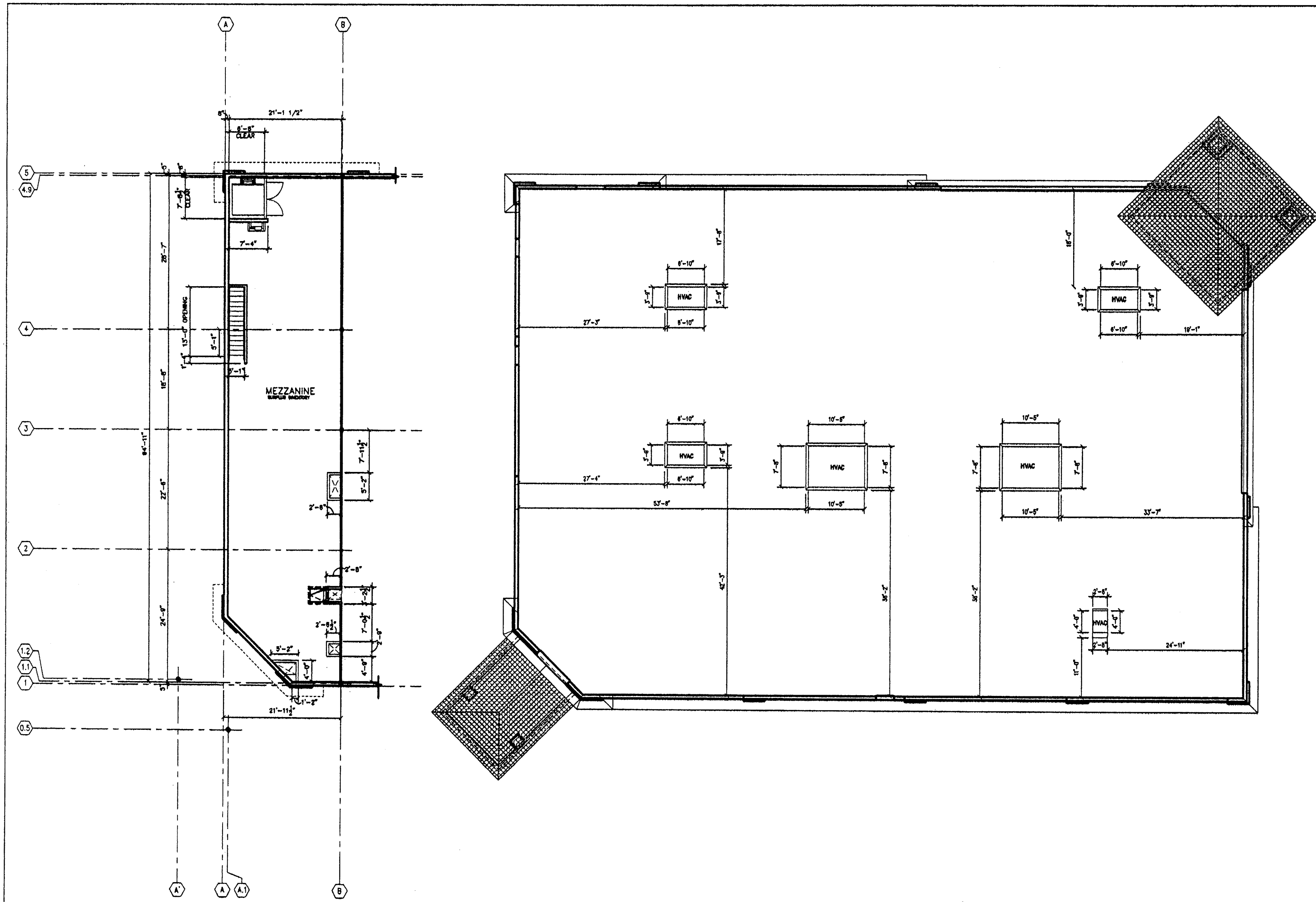
STORE NUMBER: #08885
GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
DEAL TYPE: NEW

DEVELOPER:
KZ HOLDINGS LLC
KZ HOLDINGS LLC.
18782 MacArthur Blvd, Suite 260
Irvine, CA 92612
(949) 476-8700

REVISIONS:

DRAWING BY:	CAD TEAM
DATE:	11.20.2007
JOB NUMBER:	193715.030
TITLE:	FLOOR PLAN
SHEET NUMBER:	A-1
COMMENTS:	NOT RELEASED FOR CONSTRUCTION

ATTACHMENT NO 11.38



2 MEZZANINE/UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 MECHANICAL ROOF PLAN
SCALE: 1/8" = 1'-0"

Carter & Burgess
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CARTER & BURGESS, INC.
101 N. FIRST AVE
SUITE 3100
PHOENIX, AZ 85003
TEL (602) 253-1200
FAX (602) 253-1202

CONSULTANT:

SEAL:

CVS/pharmacy

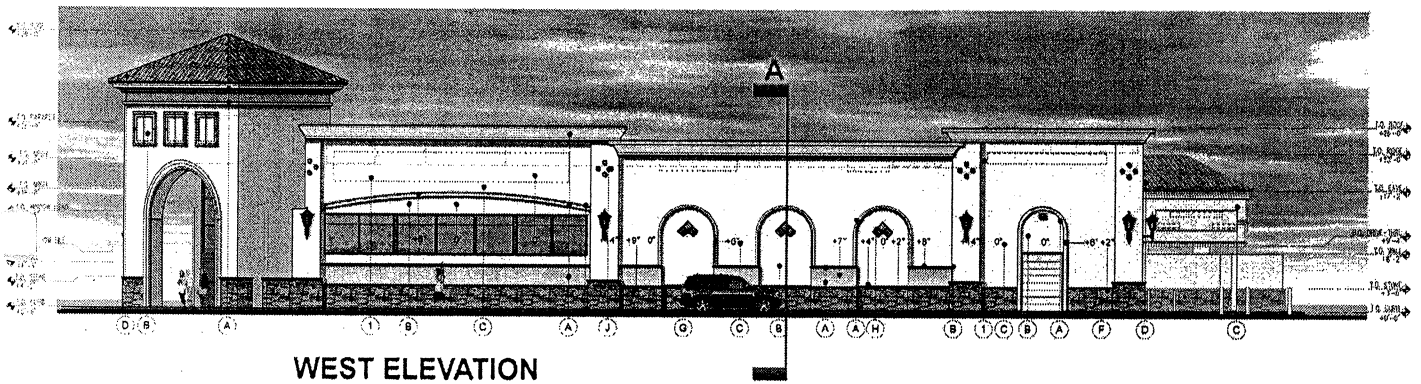
STORE NUMBER #08885
GOLDENWEST ST & McFADDEN AVE
HUNTINGTON BEACH, CALIFORNIA 92647
DEAL TYPE NEW

DEVELOPER:
KZ DevCo LLC

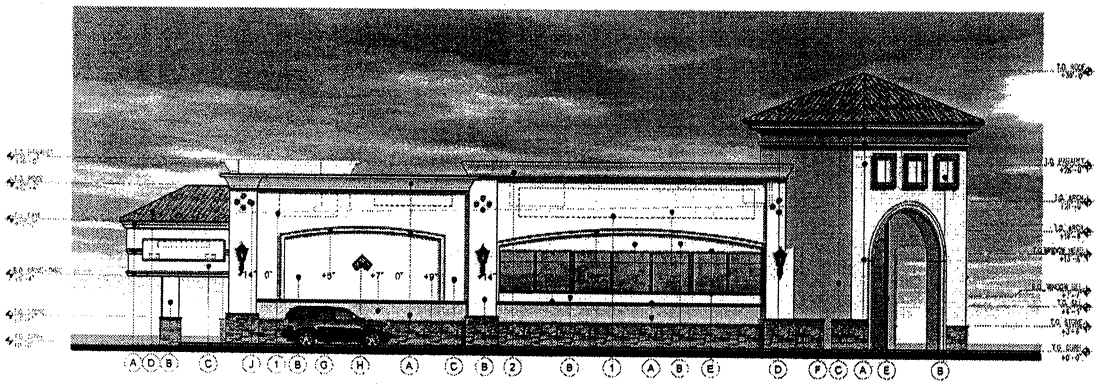
REVISIONS:

DRAWING BY: CAD TEAM
DATE: 11.20.2007
JOB NUMBER: 193715.030
TITLE:
MEZZANINE/ROOF PLAN
SHEET NUMBER:
7 OF 9
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

ATTACHMENT NO. 11.39



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH

A — DUNN EDWARDS DE5196 FLICKERING LIGHT

D — REDLAND TILE CO BAJA MISSION 2 PIECE CLAY TILE

G — CULTURED STONE FAWN COUNTRY STONE CAP

B — DUNN EDWARDS DE5414 SUN CITY

E — BENJAMIN MOORE EXOTIC RED 2086-10

C — DUNN EDWARDS DE5210 AMBROSIA IVORY

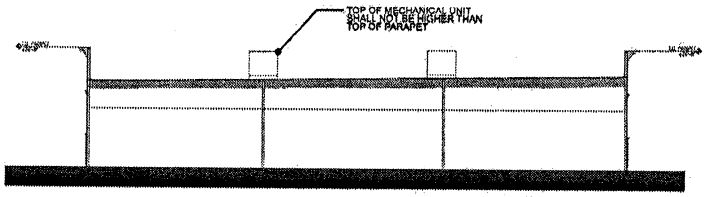
F — CULTURED STONE FAWN COUNTRY LEDGESTONE

KEY NOTES

1	PROPOSED SIGN				
2	MECHANICAL UNITS				

FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR.	STYLE / SAT. NO.	COLOR	NOTES
A	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5196 FLICKERING LIGHT	
B	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5414 SUN CITY	GROUT PER MFG.
C	EIFS/STUCCO	STO PRIMER SYSTEM	137 STO SILCOUT 1.5	DE 5210 AMBROSIA IVORY	GROUT PER MFG.
D	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	300 TERRA COTA 308 TERRA ANTIGUA 305 CAPE ANTIGUA	
E	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
F	CULTURED STONE	OWNER FURNISH	LEDGESTONE	FAWN COUNTRY CSV- 2004	GROUT PER MFG.
G	STONE CAP - CULTURED STONE	OWNER FURNISH	LEDGESTONE	FAWN COUNTRY CSV- 2004	GROUT PER MFG.
H	DECORATIVE TILE	AMERICAN SLATE CO.	12" X 12" UNBAGED	RAJAH RED	GROUT PER MFG.
J	DECORATIVE TILE	AMERICAN SLATE CO.	FLUTE CLUSTER	RAJAH RED	MIN 4" PROJECTION, GROUT PER MFG.



BUILDING SECTION A

SCALE: 1/8"=1'-0"

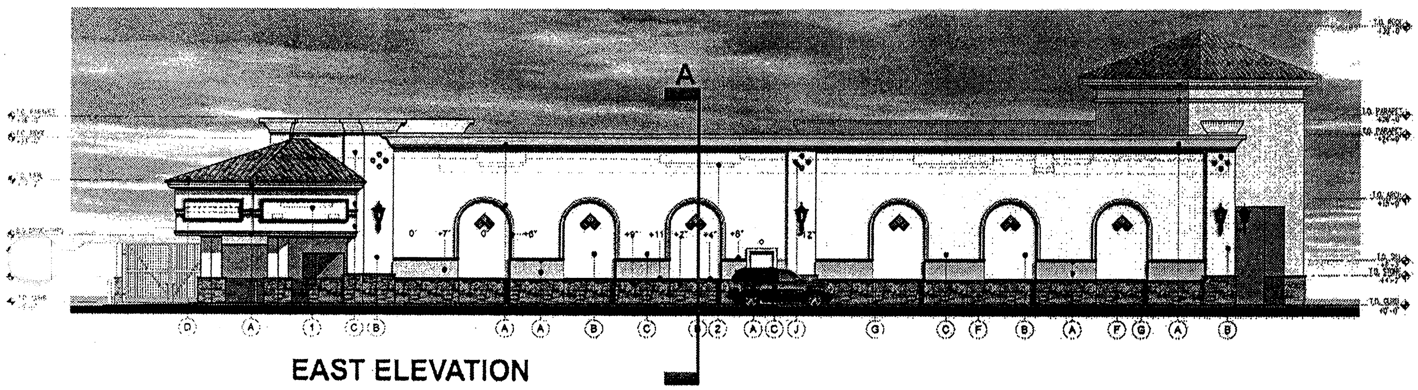
ATTACHMENT NO. 11.40

KZ THE BUILDING BLOCKS OF EXCELLENCE
19752 MacArthur BLVD. Suite 250
Irvine, CA 92612
(949) 476-2700

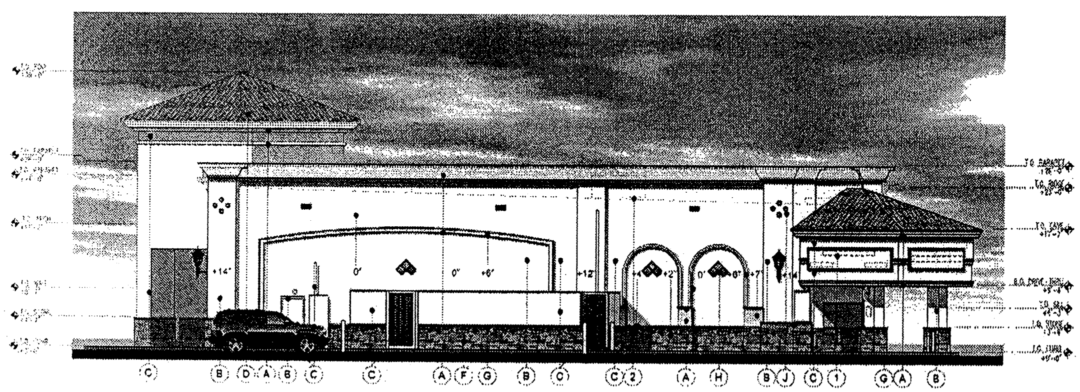
CVS/pharmacy

#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

Carter Burgess
12 AUGUST 2008

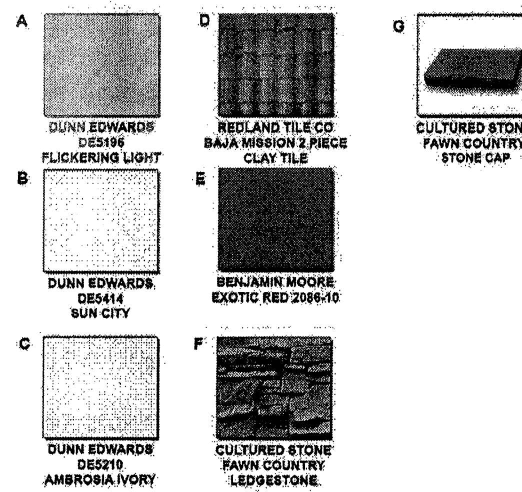


EAST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH

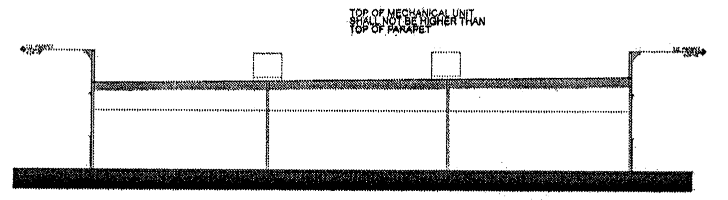


KEY NOTES

1	PROPOSED SIGN				
2	MECHANICAL UNITS				

FINISH SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR.	STYLE/ CAT. NO.	COLOR	NOTES
A	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOUT 1.5	DE 5196 FLICKERING LIGHT	
B	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOUT 1.5	DE 5414 SUN CITY	GROUT PER MFG.
C	EIFS/STUCCO	STO PREMIER SYSTEM	137 STO SILCOUT 1.5	DE 5210 AMBROSIA IVORY	GROUT PER MFG.
D	CLAY TILE	BAJA MISSION	BAJA MISSION CLAY TILE	30% TERRA COTA 35% TERRA ANTIQUA 35% CAFE ANTIQUA	
E	ALUMINUM STOREFRONT AND DOORS	BENJAMIN MOORE	EXOTIC RED	2086-10	CVS STANDARD
F	CULTURED STONE	OWINGS CORNING	LEDGESTONE	FAWN COUNTRY CSV-20041	GROUT PER MFG.
G	STONE CAP - CULTURED STONE	OWINGS CORNING	LEDGESTONE	FAWN COUNTRY CSV-20041	GROUT PER MFG.
H	DECORATIVE TILE	AMERICAN SLATE CO.	12" x 12" UNGAUGED	RAJAH RED	GROUT PER MFG.
J	DECORATIVE TILE	AMERICAN SLATE CO.	FLUTE CLUSTER	RAJAH RED	WITH 6" PROJECTION. GROUT PER MFG.



BUILDING SECTION A

SCALE: 1/8"=1'-0"

ATTACHMENT NO. 11.41

KZ THE BUILDING BLOCKS OF EXCELLENCE
19752 MacArthur BLVD. Suite 250
Irvine, CA 92612
(949) 476-2700

CVS/pharmacy
#08885 GOLDEN WEST & McFADDEN
HUNTINGTON BEACH, CALIFORNIA

Carter::Burgess
12 AUGUST 2008
SHEET 9 OF 9

June 4, 2008

KZ DevCo, LLC
19752 MacArthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

This letter will serve as a bid proposal to relocate on site as follows:

3 - 9' Boxes Pinus canariensis (Canary Island Pine)
2 – 8' Boxes Pinus canariensis (Canary Island Pine)
2 – 7' Boxes Pinus canariensis (Canary Island Pine)

Total price to complete said shall be $44,360.00.

Great Scott Tree Service Inc; will supply all labor, equipment and materials to complete this job.
No import or export of soil.
No compaction of holes at digging site.
Water to be within one hundred feet of work area and to be supplied and paid for by others.
Portable toilets to be on site and supplied by others.
Trees will be pruned to industry standards to help in their survival.
Trees shall be warranted for a period of four years as long as the maintenance is being done by Great Scott Tree Service. The following is the break down of the cost of maintenance.

First year $860.00 per month
Second year $425.00 per month
Third and fourth year $225.00 per month

The reason the monthly fee goes down each year is the time needed for maintenance, as the trees root into the surrounding soil the trees are more able to sustain themselves. After the second year the only maintenance that would be needed would be a monthly inspection and soil test to check moisture content.

ATTACHMENT NO. 11-42

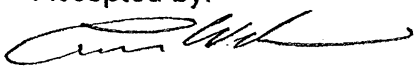
Great Scott Tree Service Inc. cannot warranty trees due to vehicle damage, construction damage or an act of God.

If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

Accepted by:



Tom Wilhelm
Director Development
KZ Holdings, LLC

ATTACHMENT NO. 11.43

GREAT SCOTT TREE SERVICE, INC.

State Contractors License #556832

CERTIFIED ISA ARBORIST

ISA Certified Arborist #WC-0901

June 5, 2008

KZ DevCO, LLC
19752 Mac Arthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

To help in the successful relocation of the Pines at the CVS site on Goldenwest and McFadden in Huntington Beach, I would like to suggest that the trees be side boxed 90 days prior to putting the bottoms on and moving to new location.
We will lightly prune the trees, but no tip cutting. This will help the trees alleviate as much shock and keep the wind from blowing it out of the box. We have found that the tips of trees help stimulate new root growth so they will not be cut. The trees will also be guyed so there will be no leaning or falling over for a period of one year. The wires will have pvc pipe around them so the are visible and no one will get hurt by the wires.
Three of the trees will be placed into 9' boxes, two in 8' boxes and two in 7' boxes. The best time to dig these trees would be late July through first part of October or first of January through March. The trees at these times slow their growing pattern.
The trees will be trenched with a ride on trencher. This cuts the roots cleanly, a backhoe will be used to dig out the soil on all four sides so the root ball can be shaped to the size of the box. Once the sides are in place strapping or banding will be put around the box sides to hold them in place.
Soil will be placed in any areas on the inside of the box to fill any cavities that may be formed when putting the sides on. A water basin will be put on the top of the root ball and filled with water to perk into the root ball.
When it is the appropriate time, either immediately or at 90 days the holes will be dug deeper so the bottoms can be placed. This entails digging under the box and placing a 2"x12" board under the box and placing two 12"x12" block under the 2"x12" to hold it in place. This process is continued till the bottom is covered with 2"x12"'s and the tree is sitting on blocks. Two 2"x12" boards are put under the bottom with strapping attached on two sides and cinched over the top to hold the bottom in place. This allows the crane to pick the trees and the tree does not fall out the bottom. When the crane is lifting the trees 2 nylon slings are placed under the box so the box is cradled by the nylon slings. Two steel cables are attached to the hook on the crane and attached to the nylon slings. A short

10761 Court Avenue • Stanton, California 90680 • 714/826-1750 • FAX 714/826-1753
www.gstsinc.com

ATTACHMENT NO. 11.44

nylon is wrapped around the trunk with carpet between the nylon and the trunk and placed on the cable of the crane, this keeps the top heavy trees from falling over.
Once the tree is placed into the hole of it's new home the hole is filled about have way and one side is removed and that side is filled in with soil. This is repeated till all four side are removed. The bottom is left in place and will decompose within a few years. Because of the depth of the box the bottom left in place will not be an issue.
The basin for holding water will be reconstructed within the root ball perimeter. Some people make the mistake of putting the outside of the basin beyond the root ball and the water runs down the side of the root ball. Then the root ball becomes dry and the tree dies.
GSTS Inc. takes the utmost care in boxing trees and are very conscience of safety issues for our employees and the general public. Areas will always be clean and free of debris.

If you have any questions please do not hesitate to call.

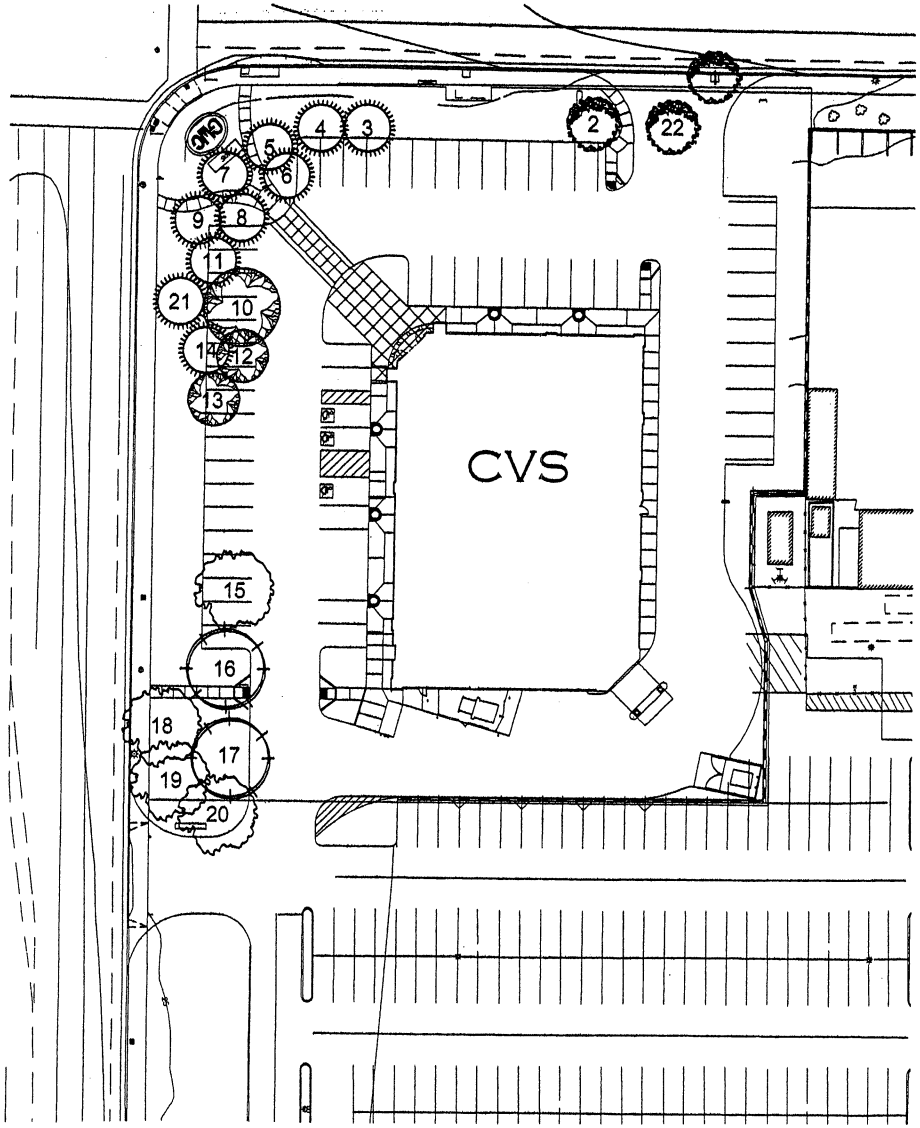
Respectfully,

Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

ACCEPTED BY:

Tom Wilhelm
Director Development
KZ HOLDINGS, LLC

ATTACHMENT NO. 11.45



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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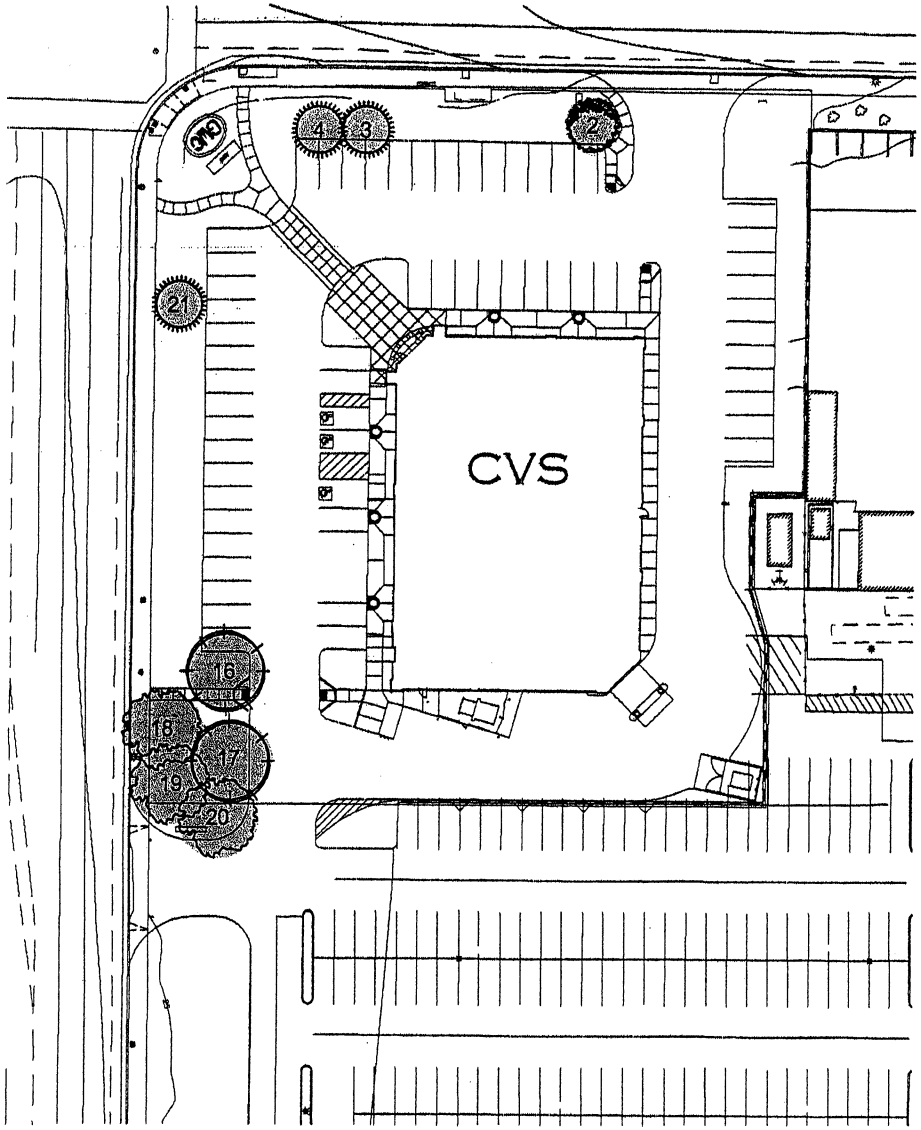
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES (22 TOTAL ON-SITE)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 11.46



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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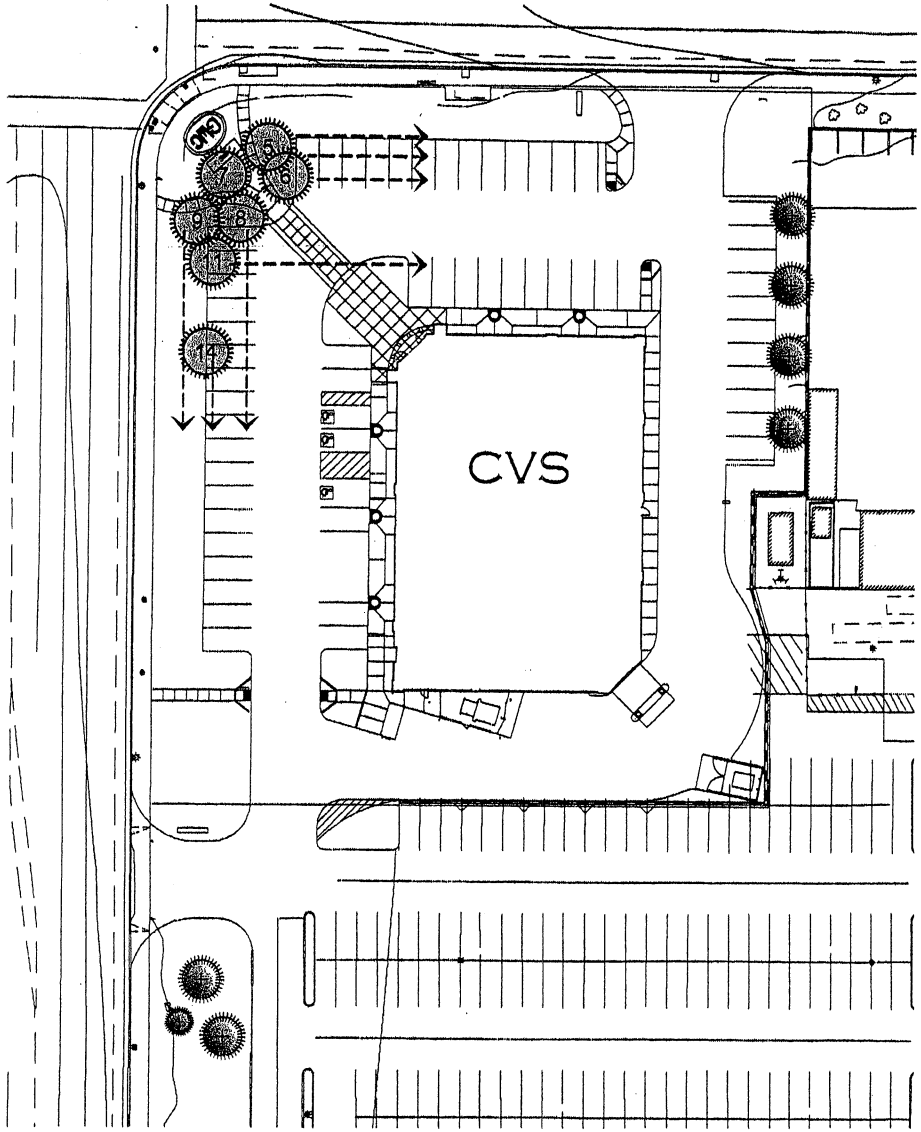
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMAIN (PROTECTED-IN-PLACE) -- (9) TOTAL

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 11.47



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

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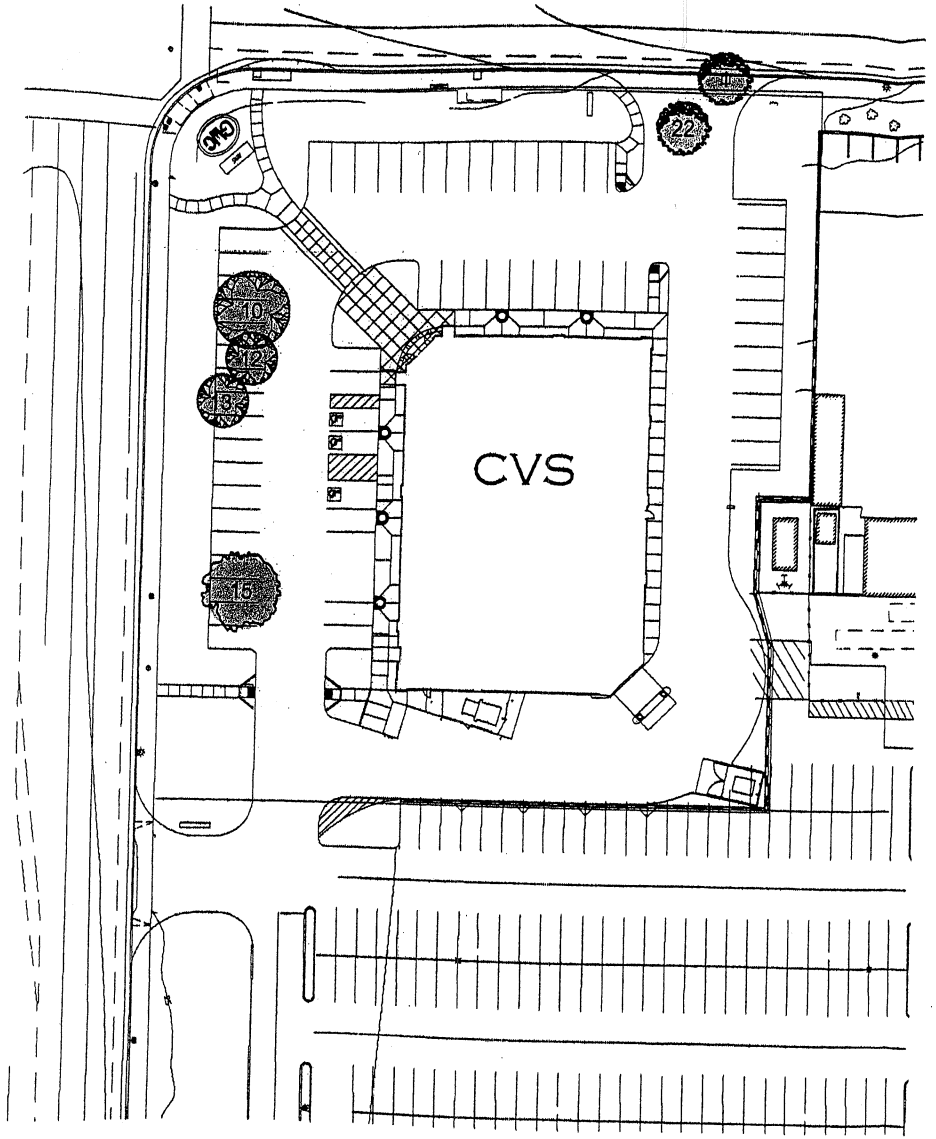
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO RE-LOCATE (7 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 11.48



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	11 inches at 4.5 feet above ground	18 x 18 feet	55 % (poor)	5 to 10 more years	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	existing relocated
10.	Italian pine	27.5 inches at 4.5 feet	70 x 30 feet.	70% (high average)	30-60 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Italian pine	25.5 inches at 4.5 feet	55 x 20 feet.	55 % (poor)	5 to 10 more years	remove
13.	Aleppo pine	23.5 inches at 4.5 feet	70 x 30 feet.	60% (below average)	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 40 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	11 inches at 4.5 feet above ground	18 x 18 feet	55% (poor)	5 to 10 more years	remove

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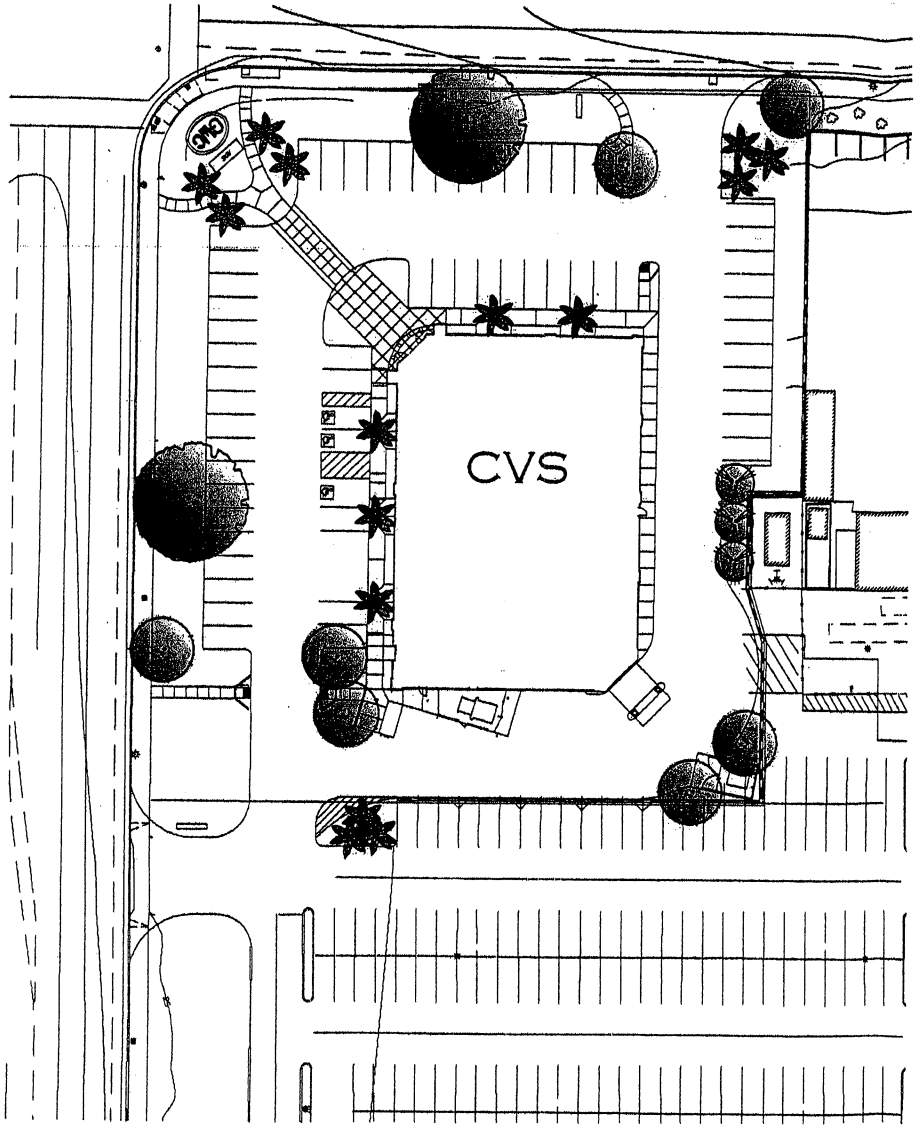
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMOVE (6 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 11.49



PLANT LEGEND:

PALM TREES SUCH AS (18' BTH MIN.) :
SYAGRUS ROMANZOFFIANUM / QUEEN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

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RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

NEW TREES (27 PROPOSED)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 11.50

Attachment No. 5

Summary of Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
	Biological Resources			
1	The proposed project would have the potential to significantly impact the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Potentially Significant	1. Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation. 2. Nesting habitat for protected or sensitive species: a. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. b. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.	Less than Significant

ATTACHMENT NO. 11

Attachment No. 5

Summary of Mitigation Measures

			c. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.	
	Biological Resources			
2	The proposed project would have the potential to significantly impact local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Potentially Significant	1. For the trees to be removed, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements. 2. For the trees to be relocated, the Arborist's Report shall be revised to include the following: a. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department. b. The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008. c. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the even that any tree is not surviving, it shall be replaced with the same type and size of tree. d. A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.	Less than Significant
	Aesthetics			
3	The proposed project would have the potential to significantly degrade the existing visual character or quality of the site and its surroundings.	Potentially Significant		Less than Significant

ATTACHMENT NO. 11.52

Attachment No. 5

Summary of Mitigation Measures

4	***Traffic/Transportation*** Result in inadequate parking capacity	Potentially Significant	The applicant shall submit a Parking Demand Study, prepared by a licensed Traffic Engineer, to confirm that the parking demand for the proposed project would not be greater than the number of spaces currently proposed. At a minimum, the study shall include a survey of the parking demand at three CVS Pharmacy locations in Orange County during peak hour weekday and weekend times. If the Parking Demand Study does not confirm a parking demand of no greater than 64 spaces, then the applicant should evaluate providing more parking spaces on site and/or reduce the building size accordingly.	Less than Significant

ATTACHMENT NO. 11.53

TREES ON THE SITE OF A PROPOSED CVS PHARMACY, AT GOLDENWEST STREET AND McFADDEN AVENUE, HUNTINGTON BEACH

October 2007

Consulting Arborist's Report

Prepared for Thomas Wilhelm
KZ Holdings, LLC

Prepared by
Alden Kelley
Consulting Arborist

CONTENTS

ATTACHMENT NO. 12-2

PROJECT ELEMENTS

Report date: 23 October 2007

Site study date: 4 October 2007

Subject: Arborist's report on trees at Goldenwest Street and McFadden Avenue, on the site of a proposed development (a CVS Pharmacy); a municipal requirement as part of the development approval process.

Client: Thomas Wilhelm
KZ Holdings, LLC
19752 MacArthur Blvd., Suite 250
Irvine, CA 92612
Phone: 949-476-2700; Fax: 949-476-2777

Objectives:

1. Identify tree species.
2. Describe trees.
3. Identify trees to be retained and trees to be removed and mitigated.

ATTACHMENT NO. 12-3

SUMMARY

A study was conducted that described 22 trees on the site of a proposed pl armacy construction project in the southeast corner of the intersection of Goldenwest Street and McFadden Avenue, Huntington Beach.

The examination and this report are required as part of the development approval process established by the City of Huntington Beach.

The revised Feasibility Study plan provided to me indicated that 16 of the trees could be retained, 9 in place and 7 by relocation. Mitigation of the remaining 6 trees would be establishment of 12 36-inch box size specimens.

The proposed plan offers mitigation measure of providing a total 27 new trees.

Report amended February 8, 2008
Alden Kelly- I.S.A. Certified Arborist No. 267

Alden Kelley

ATTACHMENT NO. 12.4

BACKGROUND

On 3 October 2007, Tom Wilhelm of KZ Holdings, LLC commissioned an arborist's report study of trees on the site of a proposed construction of a CVS Pharmacy.

On 4 October, we met on the property at Goldenwest Street and McFadden Avenue. Mr. Wilhelm provided me with a copy of the Feasibility Study plan for the project.

I inspected, measured, assessed and photographed the subject trees.

The tree locations are shown on the map of the initial Feasibility Study plan. On 19 October, Tom Wilhelm emailed a revised Feasibility Study plan which would allow preservation of some of the trees. The trees to be retained under the revised plan are shown on the revised plan.

With the exception of the Feasibility Study plan, all measurements, interpretations and suggestions are my own. The contents of this report are my sole responsibility, and are based on my direct observations, interpreted in the light of my training and experience in arboriculture.

ATTACHMENT NO. ~~12~~ 5

DESCRIPTION OF TREES: SIZE AND CONDITION

Tree inspection and assignment of tree numbers proceeded from the east end of the north side of the site (along the south side of McFadden Avenue); westward to Goldenwest Street; then southward along the east side of Goldenwest Street.

Six species were identified (in the sequence of inspection) as *Pittosporum undulatum* (Victorian box); *Pinus canariensis* (Canary Island pine); *Eucalyptus sideroxylon* (Pink ironbark); *Eucalyptus citriodora* (Lemon gum); *Pinus halepensis* (Aleppo pine); and *Jacaranda mimosifolia* (Jacaranda). The common names are used in the following descriptions.

1. Victorian box. Trunk diameter 10 inches at 4.5 feet above ground. Height and spread estimated as 18 x 18 feet. Condition rating 35% (poor). Estimated life expectancy 5 to 10 more years.

2. Victorian box. Trunk diameter 13 inches at 4.0 feet. The trunk had divided into 5 branch stems at about 5 feet above ground. Condition rating 55% (below average). Estimated life expectancy 20-50 more years.

3. Canary Island pine. Trunk diameter 18 inches at 4.5 feet. Height and spread estimated as 60 x 18 feet. Condition rating 70% (high average). Estimated life expectancy 25-60 more years.

4. Canary Island pine. Trunk diameter 20.4 inches at 4.5 feet. Height and spread estimated as 60 x 18 feet. Condition rating 60% (low average). Estimated life expectancy 20-40 more years.

5. Canary Island pine. Trunk diameter 16.3 inches at 4.5 feet. Height and spread estimated as 70 x 16 feet. Condition rating 60% (low average). Estimated life expectancy 20-40 more years.

6. Canary Island pine. Trunk diameter 16.7 inches at 4.5 feet. Height and spread estimated as 65 x 20 feet. Condition rating 55% (below average). Estimated life expectancy 15-30 more years.

7. Canary Island pine. Trunk diameter 16.8 inches at 4.5 feet. Height and spread estimated as 70 x 18 feet. Condition rating 55% (below average). Estimated life expectancy 15-30 more years.

8. Canary Island pine. Trunk diameter 9 inches at 4.5 feet. Height and spread estimated as 32 x 16 feet. Condition rating 55% (below average). Estimated life expectancy 15 – 30 more years.

9. Canary Island pine. Trunk diameter 12.8 inches at 4.5 feet. Height and spread estimated as 70 x 9 feet. Condition rating 45% (below average). Estimated life expectancy 15 – 25 more years.

10. Pink ironbark. Trunk diameter 27.5 inches at 4.5 feet. Height and spread estimated as 70 x 30 feet. Condition rating 70% (high average). Estimated life expectancy 40 – 80 more years.

11. Canary Island pine. Trunk diameter 13.1 inches at 4.5 feet. Height and spread estimated as 48 x 17 feet. Condition rating 55% (below average). Estimated life expectancy 20-35 more years.

12. Pink ironbark. Trunk diameter 12 inches at 4.5 feet. Height and spread estimated as 55 x 20 feet. Condition rating 35% (poor). Estimated life expectancy 10-20 more years.

ATTACHMENT NO. ~~12.7~~

13. Pink ironbark. Trunk diameter 12.8 inches at 4.5 feet. Height and spread estimated as 50 x 18 feet. Condition rating 50% (below average). Estimated life expectancy 20-40 more years.

14. Pink ironbark. Trunk diameter 24.9 inches at 4.5 feet. Height and spread estimated as 75 x 35 feet. Condition rating 70% (high average). Estimated life expectancy 40 – 80 more years.

15. Lemon gum. Trunk diameter 23.5 inches at 4.5 feet. Height and spread estimated as 75 x 60 feet. Condition rating 75% (superior). Estimated life expectancy 50-100 more years.

16. Aleppo pine. Trunk diameter 19.3 inches at 4.5 feet. Height and spread estimated as 55 x 23 feet. Condition rating 70% (high average). Estimated life expectancy 30-60 more years.

17. Aleppo pine. Trunk diameter 18 inches at 4.5 feet. Height and spread estimated as 55 x 30 feet. Condition rating 70% (high average). Estimated life expectancy 30-60 more years.

18. Lemon gum. Trunk diameter 18.5 inches at 4.5 feet. Height and spread estimated as 60 x 33 feet. Condition rating 50% (below average). Estimated life expectancy 20-40 more years.

19. Lemon gum. Trunk diameter 22.7 inches at 4.5 feet. Height and spread estimated as 70 x 35 feet. Condition rating 60% (average). Estimated life expectancy 25-50 more years.

20. Lemon gum. Trunk diameter 19.9 inches at 4.5 feet. Height and spread estimated as 70 x 25 feet. Condition rating 60% (average). Estimated life expectancy 25-50 more years.

ATTACHMENT NO. ~~12.8~~

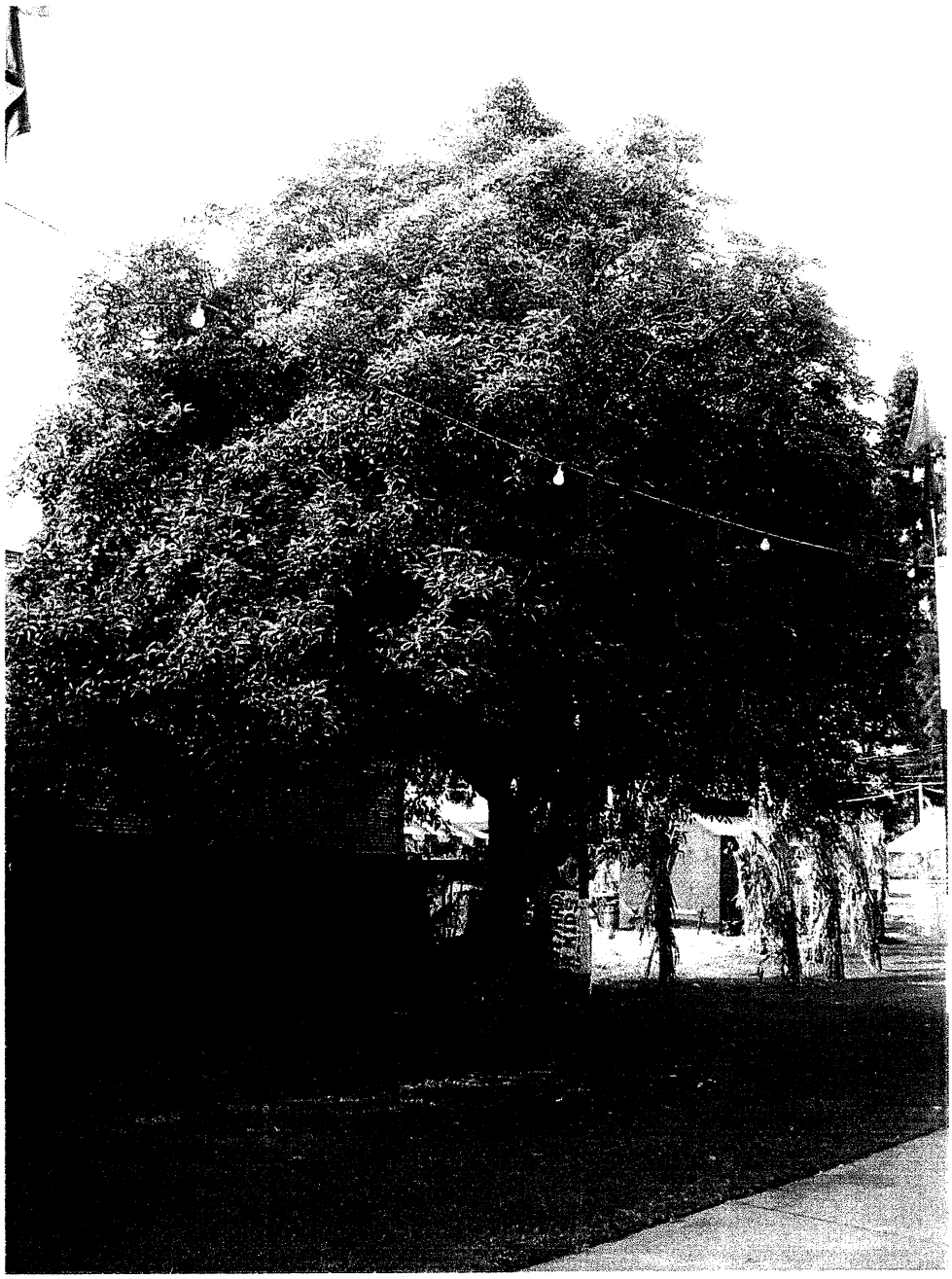
21. Jacaranda. Trunk diameter 12 inches at 4.5 feet. Height and spread estimated as 25 x 28 feet. Condition rating 70% (high average). Situated in a 40-inch-wide planting bed in a parking area. Estimated life expectancy 25-35 more years.

ATTACHMENT NO. 12-9

DESCRIPTION OF TREES: PHOTOGRAPHS

1. Tree no. 1. Victorian box.

ATTACHMENT NO. 12.10



2. Tree no. 2. Victorian box.

ATTACHMENT NO. 12.11

3. Tree no. 3. Canary Island pine.

ATTACHMENT NO. 12-12

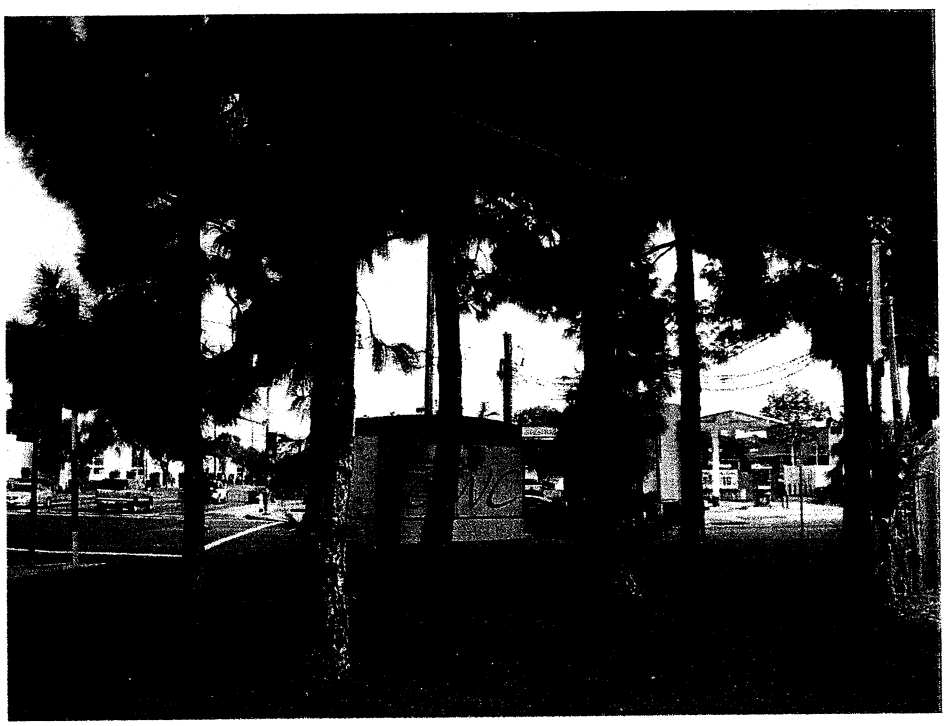
4. View from north side of McFadden Avenue. From left to right, trees no. 3, 4, 5, 6, 7.

5. View from west side of Goldenwest Street. The cluster of Canary Island pines at left includes trees no. 3-8. The tall Canary Island pine in the middle is no. 9. To the right of it is no. 10, a Pink ironbark, then Pink ironbarks no. 11-13.

ATTACHMENT NO. 12.13

6. South end of the stand, viewed from the west side of Goldenwest Street. Left to right, no. 14, Pink ironbark; no. 15, Lemon gum; nos. 16 and 17, Aleppo pines; nos. 18 and 19, Lemon gums. The Lemon gum at the extreme right is not on the study site.

7. View of the tree stand along Goldenwest Street. If the Feasibility Study plan is adopted as designed, the esthetic, environmental, social and psychological benefits of this entire grove will be eliminated.

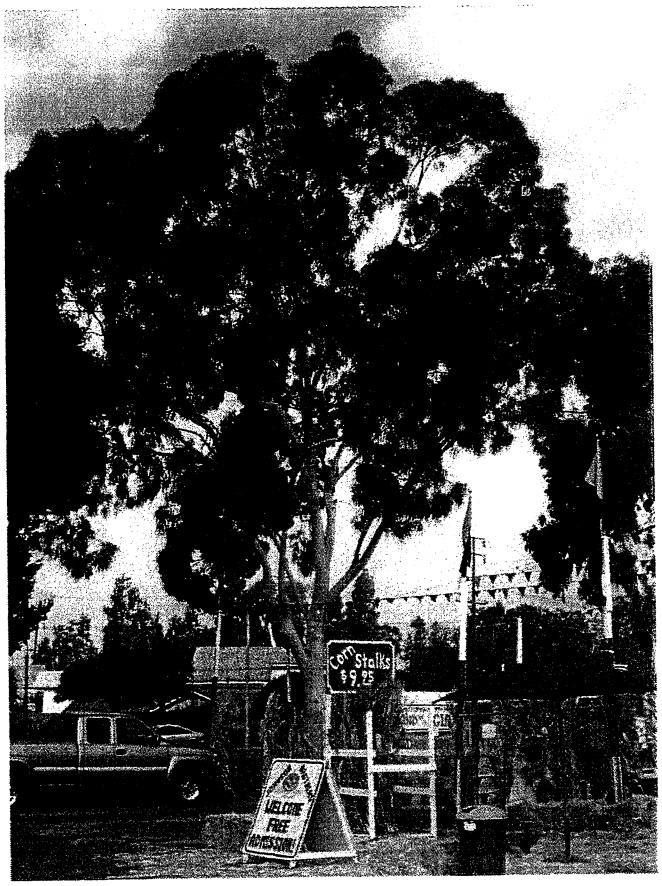


8. View from south of trunks of Canary Island pines no. 4-9.

9. View from south of Pink ironbarks no. 10 and 14. Canary Island pine no. 9 is at left.

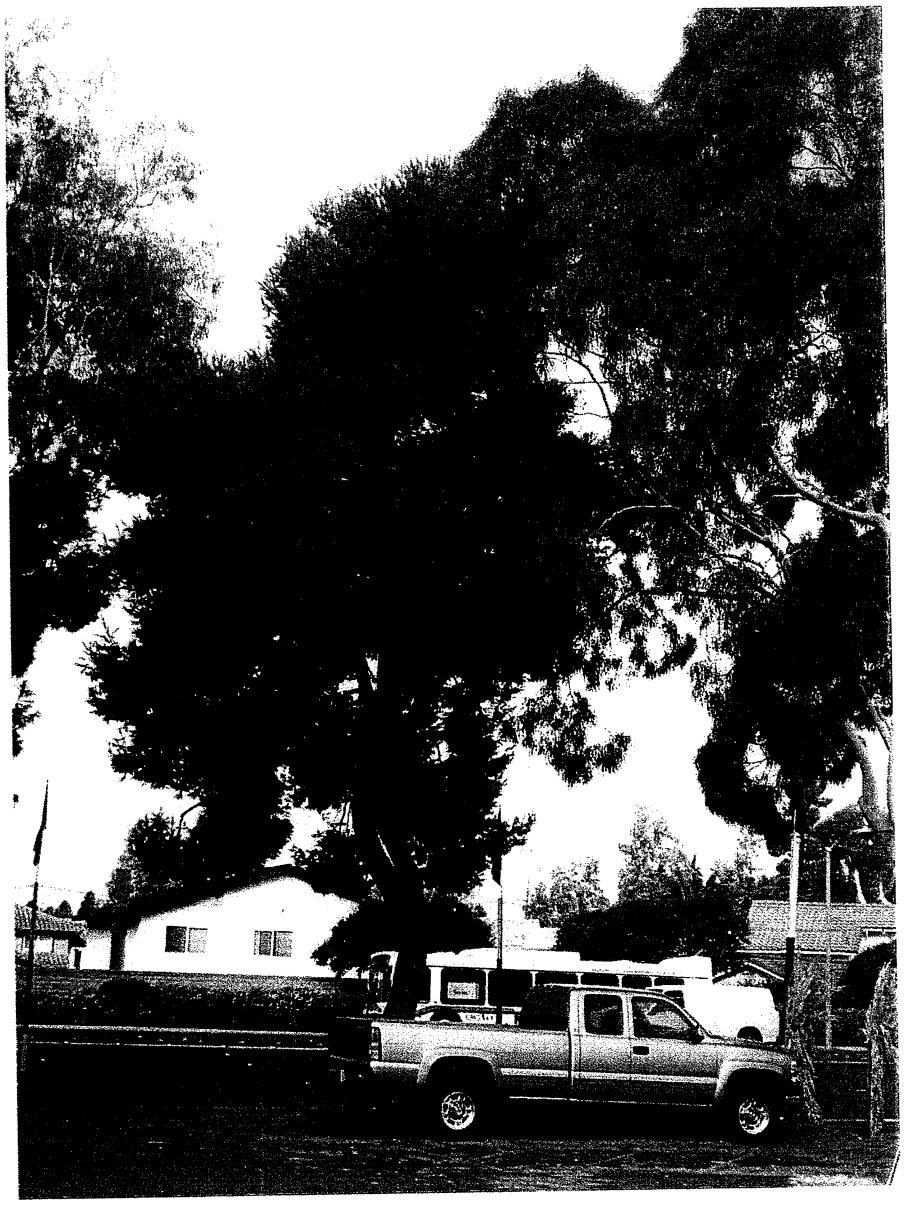
ATTACHMENT NO. 12.15

10. South end of tree stand, viewed from east side. Right to left: no. 15, Lemon gum; nos. 16 and 17, Aleppo pines (midground); no. 21, Jacaranda (foreground); no. 20, Lemon gum.



11. No. 15, Lemon gum.

ATTACHMENT NO. 12.16



12. No. 16, Aleppo pine.

ATTACHMENT NO. 12.17

13. No. 17, Aleppo pine.

14. No. 21, Jacaranda.

ATTACHMENT NO. 12.18

TREE PRESERVATION MEASURES, MITIGATION

The initial Feasibility Study plan would have entailed the removal of all 21 trees. After discussing the matter with Tom Wilhelm, he provided a revised Feasibility Study plan, which would allow retention of trees no. 2, 3, 4, 16, 17, 18, 19, 20, and 21.

The plan calls for relocating trees no. 5, 6, 7, 8, 9, 11, and 14.

The other two specimens are too large to allow safe root pruning at the indicated distances on three sides. The trunk diameters of 27.5 inches for no. 10, and 23.5 inches for no. 15, would require a minimum root pruning distance (on three sides) of 13 feet for no. 10, and 11 feet for no. 15.

In other words, to assure reasonable stability (to avoid the potential for toppling under strong wind conditions) tree no. 10 should have an undisturbed root zone of 28 feet in diameter, and 13 feet on the side toward the east end of the bed. No. 15 would need a bed 24 feet wide, with 11 feet between the trunk base and the east end of the bed.

In my opinion, it would be inadvisable to attempt retaining the latter two trees.

The revised Feasibility Study plan shows definite potential for retaining 16 of the existing trees.
Based on the available information, there would be 6 trees which would be removed. The required mitigation would thus be 12 36-inch box specimens, to be installed at locations determined by Huntington Beach Public Works Department.

Amended February 8, 2008
Respectfully submitted,

Alden Kelley
Consulting Arborist

Alden Kelley

June 5, 2008

KZ DevCO, LLC
19752 Mac Arthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

To help in the successful relocation of the Pines at the CVS site on Goldenwest and McFadden in Huntington Beach, I would like to suggest that the trees be side boxed 90 days prior to putting the bottoms on and moving to new location.
We will lightly prune the trees, but no tip cutting. This will help the trees alleviate as much shock and keep the wind from blowing it out of the box. We have found that the tips of trees help stimulate new root growth so they will not be cut. The trees will also be guyed so there will be no leaning or falling over for a period of one year. The wires will have pvc pipe around them so the are visible and no one will get hurt by the wires.
Three of the trees will be placed into 9' boxes, two in 8' boxes and two in 7' boxes. The best time to dig these trees would be late July through first part of October or first of January through March. The trees at these times slow their growing pattern.
The trees will be trenched with a ride on trencher. This cuts the roots cleanly, a backhoe will be used to dig out the soil on all four sides so the root ball can be shaped to the size of the box. Once the sides are in place strapping or banding will be put around the box sides to hold them in place.
Soil will be placed in any areas on the inside of the box to fill any cavities that may be formed when putting the sides on. A water basin will be put on the top of the root ball and filled with water to perk into the root ball.
When it is the appropriate time, either immediately or at 90 days the holes will be dug deeper so the bottoms can be placed. This entails digging under the box and placing a 2"x12" board under the box and placing two 12"x12" block under the 2"x12" to hold it in place. This process is continued till the bottom is covered with 2"x12"'s and the tree is sitting on blocks. Two 2"x12" boards are put under the bottom with strapping attached on two sides and cinched over the top to hold the bottom in place. This allows the crane to pick the trees and the tree does not fall out the bottom. When the crane is lifting the trees 2 nylon slings are placed under the box so the box is cradled by the nylon slings. Two steel cables are attached to the hook on the crane and attached to the nylon slings. A short

ATTACHMENT NO. 12.20

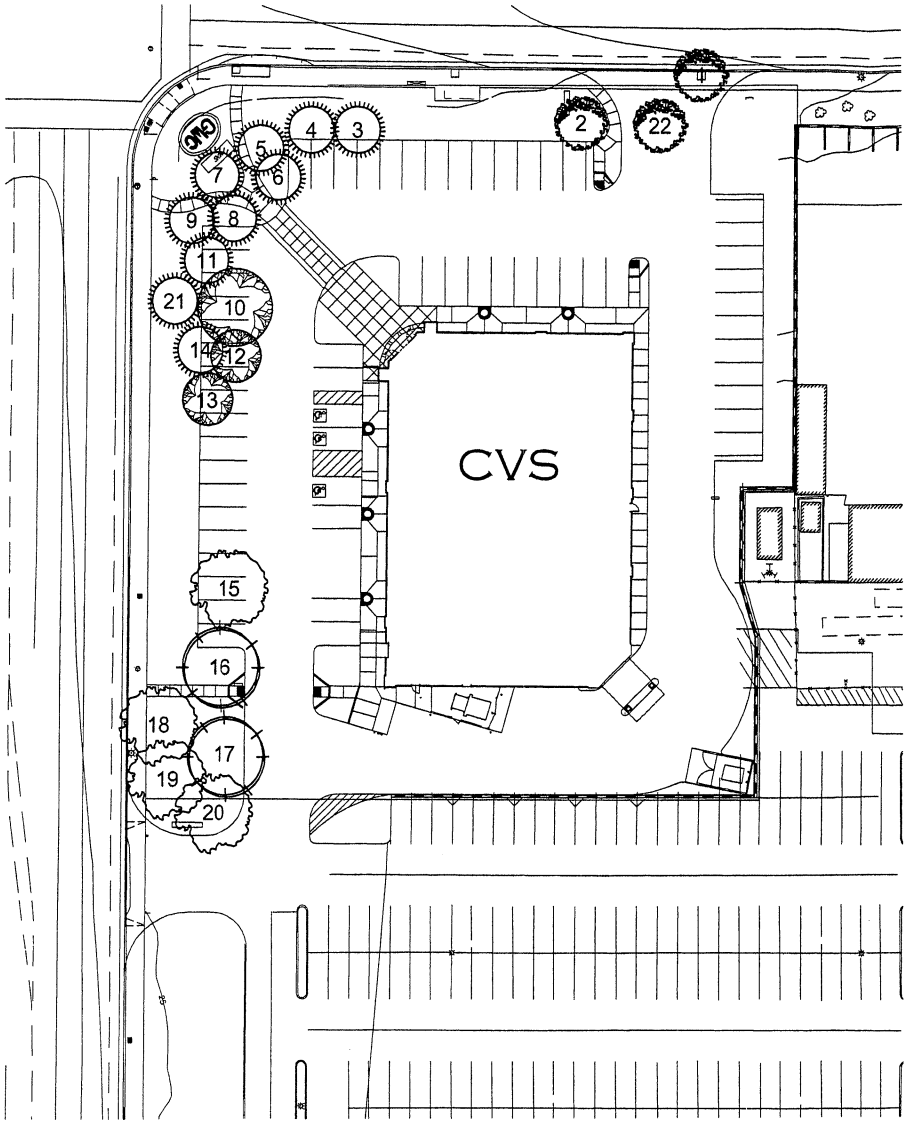
nylon is wrapped around the trunk with carpet between the nylon and the trunk and placed on the cable of the crane, this keeps the top heavy trees from falling over.
Once the tree is placed into the hole of it's new home the hole is filled about have way and one side is removed and that side is filled in with soil. This is repeated till all four side are removed. The bottom is left in place and will decompose within a few years. Because of the depth of the box the bottom left in place will not be an issue.
The basin for holding water will be reconstructed within the root ball perimeter. Some people make the mistake of putting the outside of the basin beyond the root ball and the water runs down the side of the root ball. Then the root ball becomes dry and the tree dies.
GSTS Inc. takes the utmost care in boxing trees and are very conscience of safety issues for our employees and the general public. Areas will always be clean and free of debris.

If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson

ATTACHMENT NO. 12.21



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

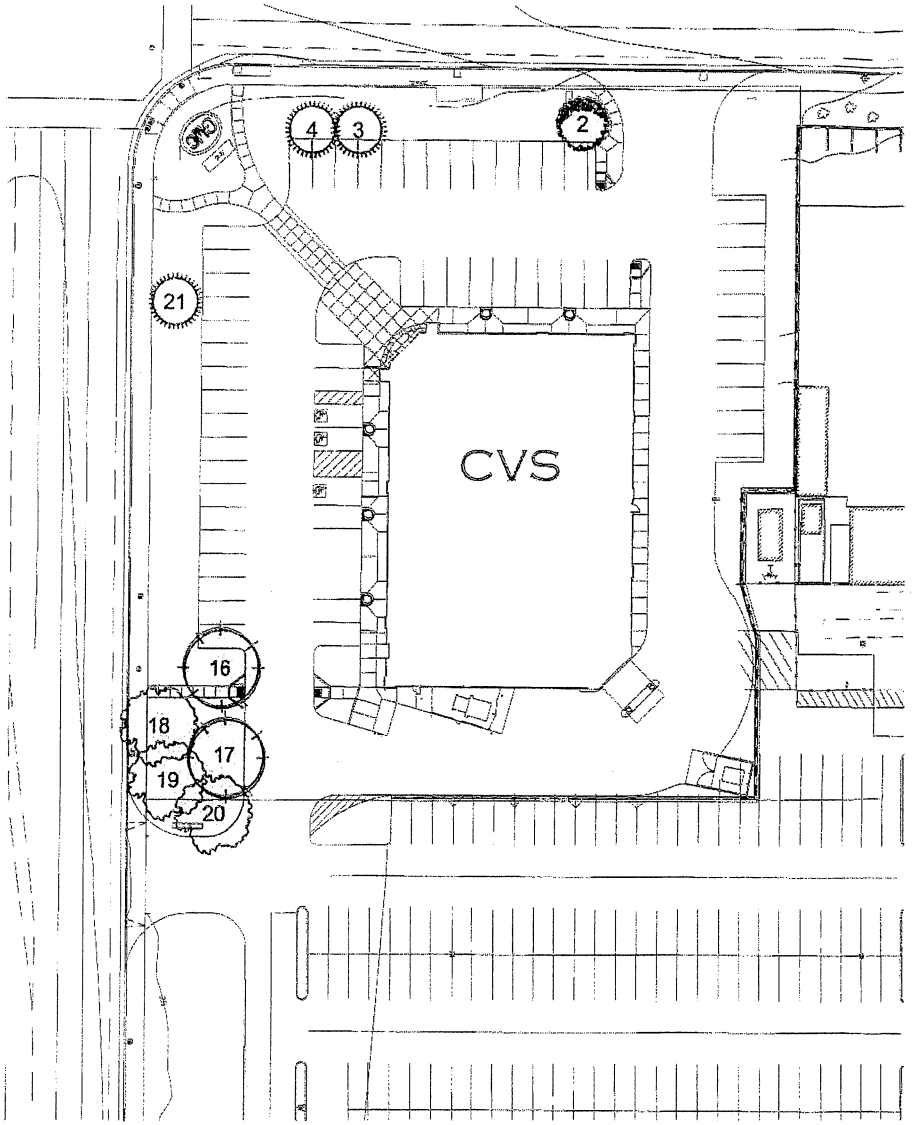
RICK™ ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES (22 TOTAL ON-SITE)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 12-22



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk sizes	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 1.5 inch above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.5 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet.	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	8 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 8 feet.	45% (below average)	15-25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	30 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average)	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.8 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
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19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years	remove

N

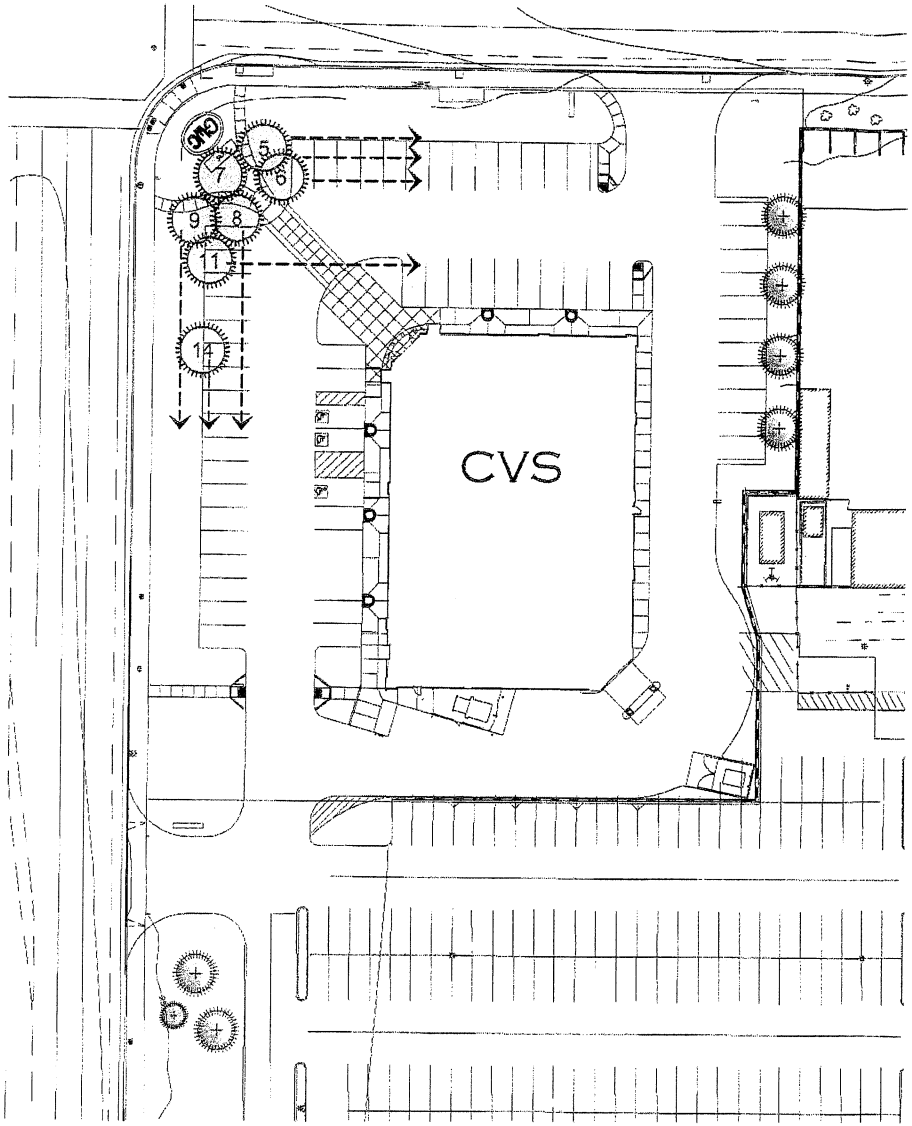
CVS - HUNTINGTON BEACH

EXISTING TREES TO REMAIN (PROTECTED-IN-PLACE) -- (9) TOTAL

GRAPHIC IS NOT TO SCALE

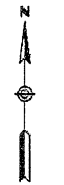
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

ATTACHMENT NO. 12.23



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 1.5 feet above ground.	18 x 18 feet	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 3 feet above ground	35 - (below average)	20 - 30 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 40 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	20 - 35 more years	exsiting relocated
12.	Pink ironbark	12 inches at 4.5 feet	35 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	30% (below average).	20-40 more years	remove
14.	Canary Island pine	10 inches at 4.5 feet	32 x 16 feet	35% (below average)	15 -30 more years	exsiting relocated
15.	Lemon gum	23.3 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	12.3 inches at 4.5 feet	35 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	33 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove



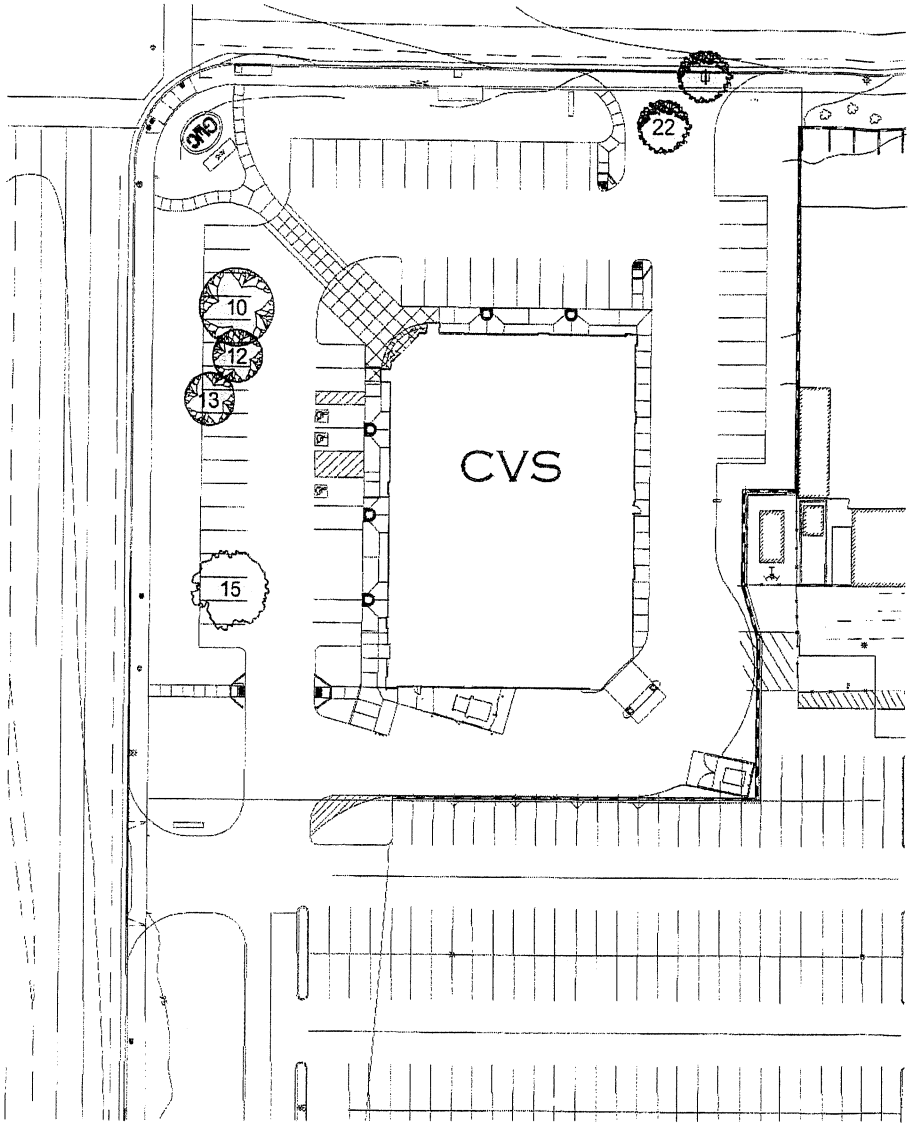
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO RE-LOCATE (7 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 12-24



DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Victorian box	10 inches at 4.5 feet above ground	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	70% (low average)	20 - 40 more years	protect in place
5.	Canary Island pine	16.5 inches at 4.5 feet	70 x 16 feet.	70% (low average)	30-40 more years	existing relocated
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	existing relocated
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing relocated
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	existing relocated
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	existing relocated
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	existing relocated
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place.
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove

N

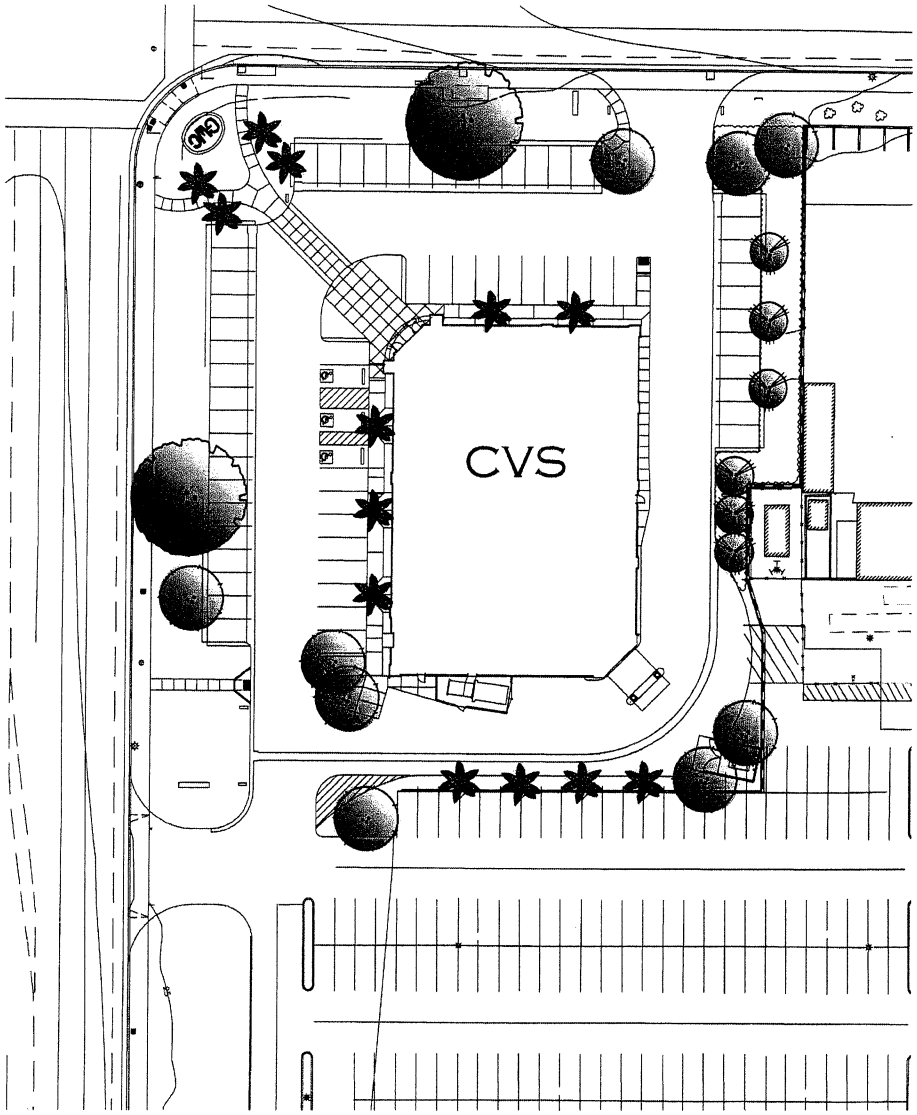
RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

EXISTING TREES TO REMOVE (6 TOTAL)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. - 12.25



PLANT LEGEND:

PALM TREES SUCH AS (18' BTH MIN.) :
WASHINGTONIA HYBRID / HYBRID FAN PALM

FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE

ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVIA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM

SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):
EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDEROXYLON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE

N

GRAPHIC IS NOT TO SCALE

RICK ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

NEW TREES (30 PROPOSED)

ATTACHMENT NO. 12.26

KZ HOLDINGS, LLC

Via U.S. Mail

June 18, 2008

City of Huntington Beach
Department of Planning
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

Attn: Tess Nguyen, Associate Planner

RE: Proposed CVS Pharmacy - Goldenwest / McFadden

Dear Ms. Nguyen,

KZ Holdings, LLC will contract with a licensed General Contractor for the construction of the proposed project. In accordance with your request and per the City of Huntington Beach requirements, KZ Holdings will mandate in the project specifications, that the General Contractor, be required to hire Darrell Simpson, with collaboration with the Griffith Company, for the relocation of the trees per our proposed plan.

In agreement with Alden Kelly's recommendation, the General Contractor will also be required to engage the services of Wallace Laboratories, Garn Wallace, for onsite soils analysis to assure soils stability and long term survival of the transplants.

The General Contractor will be required to agree to, and contract with, Darrell Simpson for the guaranteed survival of the relocated trees. This is based on the proposal from Mr. Simpson dated June 4, 2008.

We thank you for all your help and continued support for the above subject as it is greatly appreciated.

Sincerely,
KZ HOLDINGS, LLC

Tom Wilhelm
Development Manager

19752 MacArthur Blvd. Suite 250 • Irvine • Calitornia· 92612· TEL· 949 .476 ·2700. FAX. 949 ·476 .2777

ATTACHMENT NO. 12.27

ALDEN KELLEY
Consulting Arborist
6662 Chamois Circle
Cypress, California 90630
Phone: 714/897-4656 Cell: 714/606-9643
E-Mail: AKelleyArborist@aol.com

To: Tom Wilhelm
Chuck Davis

Subject: Addendum/recapitulation of report on relocation of trees at the proposed CVS Pharmacy site.

1. Subject trees: See attached 2-8-08 Description of Trees: Size and Condition; and attached Tree Location Map.

2. Relocation site(s): features, assessment, preparation.

A. Site Features

The location(s) to which the subject trees are to be transplanted should be readily accessible, spacious enough to accommodate moderate future size increase; and having soil of adequate quality, depth and drainage to foster recovery and thriving of the transplants.

B. Assessment and preparation.

The site or sites need to be analyzed and prepared for the transplants.

I recommend that Garn Wallace (Wallace Laboratories, 365 Coral Circle, El Segundo 90245; (310) 640-6815) be engaged to do the soil site analysis, and to prescribe and carry out such treatments as may be needed to assure suitability for the recovery and long-term survival of the transplants.

ATTACHMENT NO. 12.28

3. Transplanting protocols

   The attached procedures were prepared by Darrell Simpson (714-864-0885) on 5 June 2008. He will collaborate with the Griffith Company in executing the project.

4. Post-transplant management

   I recommend that the relocation contract include a minimum four-year post-transplant maintenance program by Darrell Simpson. In my opinion, that will maximize survival and recovery of the trees, while also protecting the interests of the party underwriting the relocation, and assuring the City of Huntington Beach the benefits of the trees over the coming decades.

I believe that this summary and the attached items constitute the necessary and sufficient guidelines for effective transplantation of the subject trees at the Goldenwest Street/McFadden Avenue site.

Respectfully submitted,

Alden Kelley

Alden Kelley
Consulting Arborist

ATTACHMENT NO. 12.29

DESCRIPTION OF TREES: SIZE AND CONDITION

inspection and assignment of tree numbers proceeded from the east end of the north side of the site (along the south of McFadden Avenue); westward to Goldenwest Street; then southward along the east side of Goldenwest Street.

Six species were identified (in the sequence of inspection) *as Pittosporum undulatum* (Victorian box); *Pinus canariensis* (Canary Island pine); *Eucalyptus sideroxylon* (Pink ironbark); *Eucalyptus citriodora* (Lemon gum); *Pinus halepensis* (Aleppo pine); and *Jacaranda mimoWolia* (Jacaranda). The common names are used in the following descriptions.

ree #	Tree Type	Approx trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan	Comments
1.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove	Drive access and site layout dictate tree removal. Tree condition dictates should be replaced, mitigate removal by installing 3 new trees
2.	Victorian box	13 inches at 4.0 feet	divided into 5 branch stems at about 5 feet above ground	55% (below average)	20 - 50 more years	protect in place	
3.	Canary Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average).	25 - 60 more years	protect in place	
4.	Canary Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average).	20 - 40 more years	protect in place	
5.	Canary Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	exsiting relocated	
6.	Canary Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15 - 30 more years	exsiting relocated	
7.	Canary Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	exsiting relocated	
8.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated	
9.	Canary Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15 -25 more years	exsiting relocated	
10.	Pink ironbark	27.5 inches at 4.5 feet	70 x 30 feet	70% (high average)	40 - 80 more years	remove	Parking requirement and site layout ditacte tree removal. Tree will not survive relocation, mitigate removal by installing 3 new trees
11.	Canary Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20 - 35 more years	exsiting relocated	
12.	Pink ironbark	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove	Parking requirement and site layout ditacte tree removal. Tree condition dictates removal, mitigate removal by installing 3 new trees
13.	Pink ironbark	12.8 inches at 4.5 feet	50 x 18 feet	50% (below average).	20-40 more years	remove	Parking requirement and site layout ditacte tree removal. Tree condition dictates removal, mitigate removal by installing 3 new trees
14.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	exsiting relocated	
15.	Lemon gum	23.5 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove	Parking requirement and site layout ditacte tree removal. Tree will not survive relocation, mitigate removal by installing 3 new trees
16.	Aleppo pine	19.3 inches at 4.5 feet	55 x 23 feet.	70% (high average)	30-60 more years	protect in place	
17.	Aleppo pine	18 inches at 4.5 feet	55 x 30 feet.	70% (high average)	30-60 more years	protect in place	
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet.	50% (below average)	20-40 more years	protect in place	
19.	Lemon gum	22.7 inches at 4.5 feet	70 x 35 feet	60% (average).	25-50 more years	protect in place	
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet.	60% (average)	25-50 more years	protect in place	
21.	Canary Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15 -30 more years	protect in place	
22.	Victorian box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove	Drive access and site layout dictate tree removal. Tree condition dictates should be replaced, mitigate removal by installing 3 new trees

Summary -

Remove 6 trees total -mitigate with 18 replacement trees - 3:1 rather than the 2:1 City requirement

Relocate 7 trees total

Protect 9 trees in place

Further mitigation by installing 9 new trees on parcel

Report Amended February 8, 2008

Alden Kelly - I.S.A. Certified Arborist No. 267

Alden Kelly

ATTACHMENT NO. 12.30

ALDEN KELLEY
Consulting Arborist/Forensic Consultant
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I.S.A. Certified Arborist No. 267
Office: 714/990-4398 Fax: 714/990-6741
email: AKelleyArborist@aol.com

CURRICULUM VITAE
January 2006

EXPERIENCE:

Consulting arborist	23 years
Forensic consultant	21 years
Tree care and maintenance	20 years
Writing, editing (scientific and technical)	20 years
Research (plant sciences)	7 years
Teaching (college, adult ed.: biology, botany, horticulture)	13 years

EMPLOYMENT:

1985 - present	Consulting Arborist, Forensic Consultant, Author (Southern California)
1981 - 1985	Tree maintenance service (Orange County, CA); Consulting Arborist
1980 - 1981	Cell Biologist (Beverly Hills, CA)
1978 - 1979	Plant care services (Cypress, CA)
1966 - 1977	Associate Professor of Biology, Lycoming College (Williamsport, PA)
1964 - 1966	NIH Postdoctoral Research Trainee, The University of Texas (Austin, TX)
1962 - 1963	Assistant Professor of Biology, Parsons College (Fairfield, IA)
1958 - 1962	NIH Predoctoral Research Trainee , Purdue University (Lafayette, IN)
1956 - 1958	Research Associate: Seed treatment, Iowa State University (Ames, IA)
1952 - 1955	Tree trimmer; Teaching Assistant, Iowa State University (Ames, IA)
1950 - 1951	Groundskeeper's assistant (Springfield, MO)

EDUCATION:

B.S. (Horticulture) Iowa State University, Ames, IA (1954)

M.S. (Plant Physiology) Iowa State University, Ames, IA (1958)

Ph.D. (Plant Morphology; minors: Biochemistry, Plant Physiology) Purdue University, Lafayette, IN (1962)

Postdoctoral studies (Cell ultrastructure; electron microscopy) The University of Texas, Austin, TX (1964 - 66)

PROFESSIONAL ORGANIZATION:

International Society of Arboriculture

ATTACHMENT NO. 12.31

FORENSIC CONSULTANT

Time period: 1985 – 2005 More than 200 cases: 60% plaintiff, 40% defendant; 80 depositions; 62 court or mediation testimonies

Subjects: **Damages to trees**

Tree loss or damage: 67 (57 plaintiff; 10 defendant)

Mismanagement: 3 (2 plaintiff; 1 defendant)

View clearance: 12 (10 plaintiff; 2 defendant)

Damages attributed to trees

Hardscape damage: 18 (7 plaintiff; 11 defendant)

Trip and fall: 35 (25 plaintiff; 10 defendant)

Personal injury: 30 (14 plaintiff; 16 defendant)

Wrongful death: 8 (3 plaintiff; 5 defendant)

Misdesign: 4 (2 plaintiff; 2 defendant)

Nuisance effects: 4 (1 plaintiff; 3 defendant)

Miscellaneous (fire, flood, gas leak, etc.): 25 (6 plaintiff; 19 defendant)

Tree value appraisal methods used (court accepted)

1986 - 1989: International Society of Arboriculture; 6 cases

1990 - 1995: Replacement Cost Method; 34 cases

1996 - 2005: Replacement Equivalency Method; 42 cases

Venues: Los Angeles County; Orange County; San Bernardino County; Riverside County; Santa Barbara County; Inyo County; Marin County.

ATTACHMENT NO. 12-32

CONSULTING ARBORIST

Time period: 1984 - 2005 More than 350 projects

Clientele:	homeowners	insurance companies
	homeowner associations	parks; historic preservation sites
	corporations	developers
	municipalities (city, county, state)	schools; libraries

Functions:	tree value appraisal; damage assessment	education
	tree management guidelines	professional standards and ratings
	tree protection and preservation	tree roots, soil and hardscape analyses
	hazard tree analysis and treatment protocols	tree selection; landscape design analysis
	tree relocation standards	diagnosis of diseases, decline or death of trees

Selected consulting projects:

Parkway tree root/hardscape conflicts, City of Lakewood.

Oak tree inventory, Lake Sherwood site, Woodland Hills.

Aliso Viejo treescape design and substrate analysis.

Survey of tree root/hardscape relationships of desert gum and silver dollar gum.

Native tree stand analysis and relocation project, Foothill Ranch.

Analysis of landscape design and management-induced problems, Casta del Sol, Mission Viejo.

Study of abnormal variegation in Myoporum foliage, southern California coastal areas.

The value of urban greenbelts in Southern California.

Treescape design and management analysis, Sony Pictures Studios and Tri-Star.

Tree inventory and relocation program, Kaiser-Permanente, Fontana.

Tree management; historic site preservation, The Village Green, Los Angeles.

Tree preservation; long range management/replacement, Dana Woods, Dana Point.

Tree condition analysis; management guidelines, Coto de Caza

Tree status assessment; corrective and maintenance procedures, Hope Household, North Hollywood

Historic site protection/preservation projects

City of Rancho Cucamonga 1986. Historic Preservation Survey of 60 palms and 353 eucalyptus trees designated as historic landmarks.

Watts Towers, Watts 1988. Analysis of tree encroachment on walls and walks.

Rancho Los Alamitos Historic Ranch 1988. Tree and grounds survey and preservation recommendations.

Minter House, Santa Ana 1989. Avocado tree protection and preservation.

Historic Adobes, Santa Rosa Plateau Ecological Reserve 2000. Protection and preservation of Coast live oaks.

The Village Green, Los Angeles 2000. Tree protection, preservation and replacement.

ATTACHMENT NO. 12-33

CONSULTING ARBORIST

Community services:

Tree Society of Orange County: Arboriculture Chair; educational programs; tree planting and pruning workshops

TreePeople: lecturer; information resource

Fullerton Arboretum: Arborfest; fruit tree pruning demonstrations; tree plantings; Hispanic tree worker training program

Xeriscape: lecturer

University of California, Riverside: tree management seminars

U.C. Cooperative Extension Service: seminar programs; lecturer

Orange County E.M.A./Parks System: lecturer; advisory functions

Citizen/environmental groups and organizations: preservation and restoration of trees, tree stands and wildlife habitats (inventories, analyses, valuations, recommendations, conferences, public hearings)

Master Gardener training program: instruction on tree selection and care

Teaching experience: College level courses and adult education

General biology	Electron microscopy
General botany	Field techniques in botany
Plant anatomy	Evolution
Plant physiology	General horticulture
Non-flowering plants	Plant propagation

Seminars (Various academic, professional and public service organizations in southern California)

Pruning landscape trees	Tree roots: structure, growth and management
Selection of landscape tree species	Tree planting operations
Tree value appraisal	Troubleshooting tree problems
Cost-effective tree management	Relocation of mature trees
Decay in trees	Hispanic tree worker training program

Drought tolerant native plants for southern California

Master Gardener training program

PRESENTATIONS TO PROFESSIONAL GROUPS

1985 How a tree gets its shape (Western Chapter, International Society of Arboriculture; Palm Springs)

Proper tree maintenance (Mission Viejo Company; Mission Viejo)

1986 Trees and money (San Diego Turf and Landscape Conference; San Diego)

Understanding decay in trees (Western Chapter, International Society of Arboriculture; Santa Barbara)

Pruning: art or science? (Annual Turf and Landscape Conference; Anaheim)

1987 Maintenance of trees (Xeriscape '87; Santa Ana)

Selection of trees (Home landscaping series; Metropolitan Water District; Riverside)

Tree pruning (Caltrans tree maintenance staff; Los Angeles)

Maintenance of streetside trees (Tree maintenance staff; Lakewood)

A systematic method of troubleshooting your landscape problems (Third Annual Troubleshooting Seminar; University of California; Riverside)

Tree Care (Mission Viejo Company; Mission Viejo)

Oak Tree Diagnostic Clinic (U.C. Cooperative Extension Service; Ventura County)

Tree management (Seminar: Profitably Managing Multihousing Landscape Dollars; University of California; Riverside)

1988 Understanding tree roots (Tree Management Seminar; University of California Cooperative Extension Service; Ventura County)

A system for selecting appropriate trees based on soil, climate, space, pest and disease factors, maintenance costs and esthetics (Tree seminar: Selecting Trees for Streets, Parks and Landscapes; Riverside)

Problems and expenses resulting from selection of inappropriate trees for specific sites (Tree seminar: Selecting Trees for Streets, Parks and Landscapes; Riverside)

1989 A new approach to tree value appraisal (Street Tree Seminar/International Society of Arboriculture Tree Management Symposium: Living With Our Trees; Arcadia)

Selection and management of trees (San Diego Xeriscape '89; San Diego)

1990 Pruning to reduce green waste (L.A. Recycling and Waste Reduction Division Workshop; Los Angeles)

1991 Pruning for tree health and increased property value (U. C. Cooperative Extension Short Course in Horticulture; Los Angeles, Buena Park, San Bernardino)

1992 Successful tree production - an arborist's viewpoint (Wholesale Nursery Production Seminar, Mt. San Antonio College; Walnut)

A celebration of trees (California Association of Nurserymen, California State University; Fullerton)

Tree management and developing standards for success (Tree Pruning Seminar; U.C. Riverside)

1993 Tree nutrition and fertilization (Arborist Certification Training Program; Riverside)

Water management: trees in the landscape (Water Efficient Landscape Conference, Santa Clara Water District; San Jose)

Oak growth and development as related to pruning practice (Oak Tree Maintenance Symposium, Descanso Gardens; La Canada-Flintridge)

1994 Pruning small trees: a different way to see trees (Western Chapter, International Society of Arboriculture/Street Tree Seminar Conference; Anaheim)

ATTACHMENT NO. 12.35

TREE MANAGEMENT GUIDELINES
(leaflets prepared for distribution at seminars and to clients, professionals and others)

1984 Correct and incorrect pruning methods

Best times to prune broadleaf trees in southern California

Effects of pruning method on tree value

1985 How to specify and recognize quality pruning

General specifications for pruning trees

Evaluation of trees

1986 Tree value approximation: a method for estimating the real estate value of your trees

Tree selection

Tree species likely to damage hardscape

Tree management

The eucalyptus longhorn borer: what can we do about it?

1987 Maintenance of trees

Tree selection: species

Tree selection: specimens

Selection of trees for streetside plantings

A systematic method for troubleshooting your landscape problems

1988 Site preparation: a neglected essential in tree management

Evaluation of trees by the PRC method

1989 One hundred trees for southern California landscapes

Tree value appraisal: why replacement cost is a more appropriate method than the I.S.A. formula method

1990 Drought tolerant native trees and shrubs for southern California landscapes

KAT program (Kids and Trees): guidelines for tree studies in elementary schools

Pruning effect on tree value: rough approximations

Replacement cost as a basis for assessing value of landscape trees

Space for roots

Species ratings and rankings for landscape trees in four southern California plantclimate regions

1991 Condition rating correction factors in tree value assessment

Holistic tree management: applied ecology...in landscapes as miniature ecosystems

Replacement cost as a measure of tree value: standardized wholesale costs and prices for installation in ready-access areas

Species ratings and condition ratings in tree value assessment

Trees for small spaces: soil volume

1992 Small trees and tree-shrubs for southern California coastal landscapes (plantclimate zone 24)

GUIDELINES, continued

1993 Mulches and top dressings

Root corridors

Soil ecosystems, soil chemistry, and root system enhancement

1994 Replacement equivalency method of tree value assessment

Tree care: seeing the whole tree

1995 Ground cover species for plantclimate zone 22

Inspection of single-stem broadleaf shade trees in 15-gallon nursery containers

Mycorrhizae

Roots: structure, function, biomass, soil needs

So many roots, so little space: what's a tree to do?

Tree species for small spaces: plantclimate zone 22

Tree roots and sidewalks; problems & solutions in Southern California cities

1997 Tree relocation standards

1998 Same tree, different appraisal values: how come?

Sources of differences in tree appraisal values in damage claims

Transplanting established trees: effective preservation or costly killing?

Tree root systems and hardscape problems

Pine pitch canker

1999 Tree species for space-limited parkway strips: 3-5 foot parkway width: 30 feet or less in height and spread

2000 Street trees: guidelines for achieving maximum benefits at lowest long term cost

2001 Replacement Equivalency Method in damage assessment: rationale and methodology

2002 Pine trees: basic biology

Growth rate adjustment for reference value

2003 REM log plot projections of wholesale value, 32 – 80 inch caliper

2004 Tree value: a general guide for preliminary estimates

Oleanders and Oleander leaf scorch: replacement shrub possibilities

Colloidal silver treatment...: A concept for consideration in special cases

ATTACHMENT NO. 12-37